HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JULY 13, 2023
2:30 PM

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IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX
OR
VIRTUAL MEETING Via: Join the Meeting via this link
WEB: http://bitly.ws/Kz5B
OR
CALL +1 936-755-1521
CONFERENCE ID: 968 623 283#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:
speakercomments.pc@houstontx.gov
MAKE COMMENTS BY PHONE AT: 832-393-6624
(24 HOURS IN ADVANCE)

PLANNING COMMISSION MEMBERS

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Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Lisa Clark
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS
J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Carol Haddock, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda
The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation
The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance.

2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.

3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.

4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

6. Speakers will be allowed 1 minute each for all consent agenda items.

7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

10. No speaker is permitted to accumulate speaking time from another person.

11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

12. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

13. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission
By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission
Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

Contacting the Planning Department
The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:
Planning and Development
Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

Virtual Electronic Meeting Rules: See adjustments for remote meeting participation on our web pages at www.houstonplannning.com. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov .The Chair may also choose to recognize speakers during the meeting**.**

Physical Meeting Rules: Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check stations at departure.

Commission or Group:

SPEAKER SIGN IN FORM

DATE:_____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: ___ **Applicant** ___ **Supportive** ___ **Opposed** ___**Undecided**

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission who choose to attend virtually.

To join the July 13, 2023 Houston Planning Commission please see the following options:

- **In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas**
- **Microsoft Teams by installing the Microsoft Teams app; or Web Browser: http://bitly.ws/Kz5B; or**
- **Phone: +1 936-755-1521 Conference ID: 968 623 283#**

Visit website (https://plattracker.houstontx.gov/edrc/Login.aspx) for agenda details.

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting.Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission

AGENDA

July 13, 2023 2:30 p.m.

Call to Order

Director's Report

Consideration of the June 22, 2023 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Arum Lee)
b. Replats (Arum Lee)
c. Replats requiring Public Hearings with Notification (Devin Crittle, Arum Lee, Wilson Calvert, John Cedillo and Aracely Rodriguez)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez,Tammi Williamson, Devin Crittle, John Cedillo, and Petra Hsia)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (John Cedillo and Petra Hsia)
g. Extensions of Approval (Petra Hsia)
h. Name Changes (Petra Hsia)
i. Certificates of Compliance (Petra Hsia)
j. Administrative
k. Development Plats with Variance Requests (Geoff Butler)

II. Establish a public hearing date of August 10, 2023

a. Bonner Enclave partial replat no 1 and extension
b. Brick and Stone at Seabrook replat no 1
c. Clairmont Place Sec 1 partial replat no 12
d. Deen Estates at Mainer
e. Elmen Green
f. Grand West Sec 2 partial replat no 1
g. Loel Mason Estates
h. Pinecrest Sec 7 partial replat no 1
i. Ritex Estates at Mainer
j. Second Replat of John Dreaper Place Sec 1 partial replat no 1
k. Singh Estate
l. Views at Radio Road replat no 2
m. Wrenwood Place

III. Consideration of an Off-Street Parking Variance at 1619 N. Shepherd Drive (Geoff Butler)

IV. Consideration of an Off-Street Parking Variance at 3236 Summer Street (Geoff Butler)

V. Consideration of a Hyde Park Hotel/Motel Variance at 704 Hyde Park Boulevard (Devin Crittle)

VI. Public Comment

VII. Adjournment

HOUSTON PLANNING COMMISSION
MINUTES
22 JUNE 2023
CITY HALL ANNEX, CITY COUNCIL CHAMBER, PUBLIC LEVEL
MICROSOFT TEAMS HTTPS://BIT.LY/3I1WC9N
936-755-1521 MEETING ID: 895 207 144#

Call to Order at **2:30 PM** by Chair Martha Stein

Commissioners	**Quorum - Present / Absent / Remote**
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Margaret Wallace Brown	Present
Susan Alleman	Present
Bill Baldwin	**Absent**
Lisa Clark	**Remote** left at 5:09 after Item 127
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	**Absent**
Lydia Mares	Present
Paul R. Nelson	**Absent**
Linda Porras-Pirtle	Present
Kevin Robins	**Absent**
Ian Rosenberg	**Remote** at 4:46 during Item 123
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	**Absent**
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:32 during Chair Report

Ex Officio Members • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

CHAIR'S REPORT by Martha Stein

DIRECTOR'S REPORT by
Margaret Wallace Brown, Introduced the Student Interns the Planning Department is hosting this summer. Noted the next Planning Commission meeting is in three-weeks, MTFP open house and Chapter 42 hearing mentioned.

Point of Personal Privilege by
Zafar Tahir introduced the valedictorian from Memorial High School.

APPROVAL OF MINUTES

Consideration of the June 8, 2023, Planning Commission Meeting Minutes.
Commission action: Minutes presented were approved.

Motion: Garza — Vote: Unanimous
Second: Mares — Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

ITEMS A AND B, 1-113

a. CONSENT SUBDIVISION PLATS (1-61)
b. REPLATS (62-113)

Staff recommendation: Approve items No. **1 – 113**, subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Porras-Pirtle — Vote: Unanimous
Second: Tahir — Abstaining: None

Staff recommendation: Approve recommendations for items **3, 7, 8, 9, 21, 22, 28, 49, 50, 51, 55, 130 and 153** subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendations.

Motion: Garza — Vote: Carried
Second: Mares — Abstaining: Heisch and Sigler

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

114 ALICANTE PARTIAL REPLAT NO 1 AND EXTENSION – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Sigler — Vote: Unanimous
Second: Alleman — Abstaining: None

115 AMOS STREET ESTATES – DEFER

Staff recommendation: Defer additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

Motion: Heisch — Vote: Unanimous
Second: Mares — Abstaining: None

116 BAR ACRE REPLAT NO 1 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Garza — Vote: Unanimous
Second: Viera-Bland — Abstaining: None

117 CANDI LAND – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Elizabeth Bray, Lionel Castro, Lynn Henson, R Michael Lee, Tomaro Bell, District D Counsel Member Dr. Carolyn Evans-Shabazz - opposed
Shaughnna Blackman, applicant, Joyce Owens – supportive
~~Mason Bray~~, ~~Al Lloyd~~, ~~Michael Billette~~, ~~Alphonso Johnson~~ – opposed (signed up/did not speak)
Richard Smith, HPW, Dipti Marther, PD

Motion: Garza — Vote: Carried
Second: Mares — Opposed: Colvard

118 CARTER ESTATES REPLAT NO 1– DEFER

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Joyce Owens, applicant – questions only

Motion: Hines — Vote: Unanimous
Second: Mandapaka — Abstaining: None

119 EAST SIDE TERRACE – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Sigler — Vote: Unanimous
Second: Heisch — Abstaining: None

120 FOSTER ESTATES – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Garza — Vote: Unanimous
Second: Tahir — Abstaining: None

121 NAVAJO PLACE SEC 1 PARTIAL REPLAT NO 1– APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Mikalla Hodges, applicant – for questions

Motion: Mandapaka — Vote: Unanimous
Second: Alleman — Abstaining: None

122 Oak Forest Villas – Defer

Staff recommendation: Defer, additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Michelle Yu, Samantha West, Steve Markert, Jonna Summers, Nathan Benesh, Allison Baker, Joe Watkins, Mikalla Hodges, Joe Watkins, Danielle Mueller, Paige Willis, Tandy Middleton, Timothy Middleton, Tom Hughes, Ricardo Martinez, Leah Salinas, Anne Holik, Jeffrey Mathes, Vaughan Mueller, Frank Caldwell, Chris Byers, Larry Porterfield, Jonah Lee, Jessica Reda, Russell McCarty, Rebecca Byrne, Allison Baker, Paige Branam – opposed
Monica Fontenot, applicant – supportive
~~John Nowotny, Beth Caldwell, Samantha West, Ricardo Martinez, Nathan Benesh, Kimberly Nowotny, Salvatore Reina, Adrian Glave, Carl Swierc, Michael Summers, Emily Simmons, Kristen Kozlowski, Denise Hansen, Phil Faterkowski, Danny Hlavinka, Kate McCarty, Charles Fisher, Steve Markert, Kelley Gerace, Trish Mitchell, Michelle Clark, Meghan Rathke, Heather Tilbury, Eddie Holik, Sylvia Wood, Gary Gano, Sarah Elizabeth Arredondo, David Berk, Mark Toner, Krista Dawn~~ – opposed (signed up/did not speak)

Motion: Sigler	Vote: Unanimous
Second: Mares	Abstaining: None

123 QuikTrip Store No 7951– Defer

Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred
Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Mandapaka	Abstaining: None

d. Subdivision Plats with Variance Requests

124 Apolinar Estates – Deny (Extend)

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Extend deferral to July 13, per written request.
Speaker(s): Monica Fontenot, applicant, Apolinar Lara, Crystal Dossier – supportive

Motion: Garza	Vote: Unanimous
Second: Heisch	Abstaining: None

125 Bauer Villas – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant - questions only

Motion: Mandapaka	Vote: Unanimous
Second: Mares	Abstaining: None

126 Clara Road Industrial Park – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka	Vote: Unanimous
Second: Alleman	Abstaining: None

127 Crosstimber Place – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Grant the requested variance(s) and approve the plat subject to the conditions listed; Reserves restricted to MUR must meet all standards as outlined in the draft ordinance amendments Sec 42-237 Multi-unit residential (MUR) performance standards, as forwarded to City Council by the Planning Commission on 6/8/2023.
Speaker(s): None

Motion: Alleman	Vote: Unanimous
Second: Garza	Abstaining: None

Items 128 and 129 Taken Together

128 East Dennis Development North – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Kim Washington – opposed, Jeff Boutte, applicant – supportive
~~Ashley Washington~~ – position unknown (signed up/did not speak)

129 East Dennis Development South – Approve

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: Sigler	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

130 Horizon at Cypress – Grant and Approve

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Shawn Massock, applicant – supportive (did not speak)

Motion: Mandapaka	Vote: Carried
Second: Mares	Abstaining: Heisch

131 HUNTINGDON REPLAT NO 1 – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mares — Vote: Unanimous
Second: Alleman — Abstaining: None

132 NEWPORT GROVE GP – DENY, GRANT / APPROVE

Staff recommendation: Grant the requested variance(s), Deny the requested special exception and approve the plat subject to the conditions listed.
Commission action: Accept staff recommendation, Grant the requested variance(s), Deny the requested special exception and approve the plat subject to the CPC 101 form conditions.
Speaker(s): Jennifer Curtis, applicant – supportive

Motion: Mares — Vote: Unanimous
Second: Mandapaka — Abstaining: None

133 PARKER PLACE EIGHTY-ONE ZERO ONE – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Lyndy Morris, applicant - supportive, Marque Washington - undecided

Motion: Garza — Vote: Unanimous
Second: Tahir — Abstaining: None

134 RIVER OAKS HIGHLAND RESERVE – DEFER

Staff recommendation: Defer, additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Daniel Peterson, Robert Lezy, Richie Marcado – opposed
~~Frances Howard, William Terry Harper, Thomas Kancewick, Terilee Peterson, Brenda Mercado~~ (signed up/did not speak)

Motion: Heisch — Vote: Unanimous
Second: Viera-Bland — Abstaining: None

135 RUSSELL PROPERTIES – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka — Vote: Unanimous

Second: Mares Abstaining: None

ITEMS 136 AND 137 TAKEN TOGETHER

136 SAINT TROPEZ GP – GRANT AND APPROVE
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

137 FRENCH RIVIERA DRIVE STREET DEDICATION SEC 1 – APPROVE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Mayra Hernandez, applicant - supportive
Motion: Hines Vote: Unanimous
Second: Mandapaka Abstaining: None

138 SAN JACINTO RIVER AND RAIL POWER FACILITY – Withdrawn

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

139 FELLOWS IN AND OUT INVESTMENTS AT SOUTH FREEWAY – DEFER
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Jeff Boutte, applicant here for questions
Motion: Mandapaka Vote: Unanimous
Second: Garza Abstaining: None

140 MOBILE HOME PARK AT CHANNELVIEW – GRAND AND APPROVE
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Alleman Vote: Unanimous
Second: Viera-Bland Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

141	Carolina Place partial replat no 3	Approved
142	Four PB FM 2920	Approved
143	Gray Wood Estates	Approved
144	Harris County Department of Education Highpoint East Middle School	Approved
145	Heights Plastic Surgery	Approved
146	McKenzie Park Sec 4 partial replat no 2	Approved
147	OReilly Auto Parts of Humble	Approved
148	Park at Pinemont Annex East	Approved
149	Park at Pinemont Annex West	Approved
150	Prairie Owner LLC	Approved
151	Red Oak Estates	Approved
152	Richmond Apartments	Approved
153	Telge Ranch North Sec 1	Approved
154	Willow Creek	Approved
155	Zacatepec Plaza	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

156	21172 Loop 494	Approved
157	18750 Gooseberry Lane	Approved

Staff recommendation: Approve staff's recommendations for items 141 – 157.
Commission Action: Items 141 - 157 approved, per staff recommendation.
Speaker(s): None

Motion: Porras-Pirtle — Vote: Carried
Second: Viera-Bland — Abstaining: Heisch – 153

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

158 1802 CRYSTAL COURT – DEFER

Staff recommendation: Defer, further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): ~~Joshua Hicks~~, ~~Joan Loewenthal~~ – (signed up/did not speak)

Motion: Garza — Vote: Unanimous

Second: Alleman Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 27, 2023

a. Amended Golfcrest Addition partial replat no 5
b. Blue Sky Estates replat no 1
c. Brookshire Gardens
d. Dunvale Village partial replat no 2
e. Mansfield Oaks
f. McDuffie Terrace
g. Residencies on Tyler
h. Shadyvilla Addition no 2 partial replat no 10
i. Shadyvilla Addition no 2 partial replat no 11
j. Wilfran Place partial replat no 2

Staff recommendation: Establish a public hearing date of July 27, 2023, for item II a-j.
Commission action: Established a public hearing date of July 27, 2023, for item II a-j.
Motion: Heisch Vote: Unanimous
Second: Sigler Abstaining: None

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 3236 SUMMER STREET – DEFERRED

Staff recommendation: Defer, further study and review.
Commission action: Deferred
Speaker(s): Corrine Maddox, George Frey, Stacie Fairchild - opposed
~~Fatima Hassan Ali, Caitlin Conner, Jasmine Lee, Marianne Haley, Margott Williams, Bill Willis, Doris Llamas, Paul Jennings, Ronald Wesley, Stratt Poland, Tarannum Kanjiyani, Vanie Houston, Xyna Bell~~ – opposed (signed up/did not speak), ~~Vanie Houston~~ – position unknown
Motion: Garza Vote: Unanimous
Second: Alleman Abstaining: None

IV. PUBLIC COMMENT

Speaker(s): George Frey- Posted sign at W 12th Street Manor
~~Gary Ruby, John Daly, Peter Creasey~~ (signed up/did not speak)

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **6:06 PM**.
Motion: Heisch Vote: Unanimous
Second: Alleman Abstaining: None

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral
A-Consent			
1	Abbasi Storage	C2	DEF1
2	Alicante partial replat no 1 and extension	C3F	
3	Alma Landing	C3F	
4	Bauer Villas	C3F	
5	Beagle Acres	C3F	
6	Bennington Place	C2	DEF1
7	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	C3F	
8	Bradbury Forest Sec 12	C3P	
9	Bridgeland Creekland Village Reserve Sec 3	C2	
10	Bridgeland Creekland Village Sec 7	C3F	DEF1
11	Bridgeland Migration Way Street Dedication Sec 2	SP	
12	Bridgeland Prairieland Village GP	GP	DEF1
13	Bridgeland Prairieland Village Sec 32	C3F	
14	Bridgeland Prairieland Village Sec 34	C3F	
15	Candi Land	C3F	
16	Eagle Nest	C2	
17	East Aldine Estates	C3F	
18	East Side Terrace	C3F	
19	Foster Estates	C3F	
20	Grand Pines Sec 7	C3P	
21	Grand Pines Sec 11	C3P	
22	Grand Prairie Highlands GP	GP	
23	Harris County MUD No 570C Lift Station no 1	C2	DEF1
24	Harvest Green Sec 44	C3F	
25	Harvest Green Sec 46	C3F	
26	Hidayah Properties LLC	C2	
27	Jam Winbern Street Development	C3F	DEF1
28	Jubilee Sec 2	C3F	
29	Jubilee Sec 9	C3F	
30	Katy ISD Elementary no 47	C2	
31	Legacy Park on Nanes Road Sec 1	C3P	
32	Legacy Park on Nanes Road Sec 2	C3P	
33	Navajo Place Sec 1 partial replat no 1	C3F	
34	Northgate Crossing MUD no 2 Water Plant no 3	C2	
35	Nueces Park Place 1 replat no 1	C3F	
36	Outer Loop Battery Storage	C3P	DEF1
37	Plaza 99 Amra	C2	
38	Power Business Center	C2	DEF1
39	Proenergy Reserve	C2	
40	Providence Place	C3F	
41	RDF Holdings at Breen Reserve	C2	
42	Reserves at Harvest Green	C3P	

Item No.	Subdivision Plat Name	App Type	Deferral
43	Rosehill Plaza Reserve	C2	
44	Sheldon Ridge Sec 14	C3P	
45	Sila Sec 6	C3P	DEF1
46	Spring Creek Trails Sec 1	C3F	DEF1
47	Sundance Cove Sec 6	C3P	
48	Sundance Cove Sec 7	C3P	
49	Sunterra Recreation Center and Street Dedication	C3P	
50	Sunterra Sec 57	C3P	
51	Sunterra Sec 58	C3P	
52	Sunterra Sec 59	C3P	
53	Tavola West Sec 5	C3F	
54	Tavola West Sec 6	C3F	
55	Tavola West Sec 7	C3F	
56	Thonig Villas	C2	
57	Tx Fence Properties	C2	
58	Urbano Plaza	C2	
59	Villas at Cooper Park	C3F	DEF1
60	West University Place Wastewater Treatment Plant	C2	DEF1
61	Westhaven Place	C3F	

B-Replats

62	Alvarez Homes	C2R	
63	Amity Homes at Lucky	C2R	
64	Bertellis Court	C2R	
65	Bertellis Homes	C2R	
66	Bertellis Place	C2R	
67	Brailsfort Grove	C2R	
68	Bricker Farms	C2R	
69	Bricker Grove	C2R	
70	Bricker Springs	C2R	
71	Brystone Investment W 25th Street Development	C2R	
72	Carmel Estates	C2R	
73	Carver Parkview	C2R	
74	Casa Di Modena replat no 1 and extension	C2R	DEF1
75	Center At Kingsland LLC	C2R	
76	Dassnar at Ruthven	C2R	
77	Development on Ost	C3R	
78	Devonshire Woods Sec 3 partial replat no 1	C2R	
79	Dorchester Estates	C2R	DEF1
80	Draper	C2R	
81	Dream Castle at Fleta Drive	C2R	
82	East Side Development	C2R	DEF1
83	Ella West	C2R	
84	Enzo Development	C2R	

Item No.	Subdivision Plat Name	App Type	Deferral
85	Erin Villas	C2R	
86	Eskridge Homes	C2R	
87	Estates at Pembrook Street	C2R	
88	Estates at Polk Street	C2R	DEF1
89	Everest Elgin Street Development	C2R	DEF1
90	Everest Motor Property	C2R	
91	Fellowship Estates	C2R	
92	Flores Development at Loma Linda	C2R	
93	Generation Shopping Plaza	C2R	
94	Gillespie Landing North	C2R	DEF1
95	Groves Landing	C3R	DEF1
96	Hadley Lofts	C2R	
97	Herkimer in the Heights	C2R	
98	Holly Lockwood Properties LLC	C2R	
99	Homer Estates	C2R	
100	Hope Forest	C2R	DEF1
101	Jo Plaza	C2R	
102	Kashmere Gardens Addition partial replat no 1	C3R	DEF1
103	Khatoon Estates	C2R	
104	La Paz	C2R	
105	Long Point Center	C2R	
106	Marcella Estates	C2R	
107	Market at the Groves	C3R	
108	MBI LTD Properties	C2R	
109	Noah Luxury Homes	C2R	
110	Noah Peaks	C2R	
111	Noah Plaza Estates	C2R	
112	North Bridgeland Lake Parkway Street Dedication Sec 7 replat no 1	SP	
113	Paloma Sec 2	C3R	
114	Plaza Estates at Sunbury	C2R	
115	Presidents Park F	C2R	
116	Rincon Estates	C2R	
117	Sha Ron Estates	C3R	
118	Springfield Sec 5 partial replat no 5	C2R	
119	Stevens Landing	C2R	
120	Topper RV	C2R	
121	Tuam Heights	C2R	
122	Village at Reed Road	C2R	
123	Villas on Tulane	C2R	
124	Washington Vista	C2R	
125	West Side Development	C2R	DEF1

C-Public Hearings Requiring Notification

126	Amos Street Estates	C3N	DEF1

Item No.	Subdivision Plat Name	App Type	Deferral
127	Carter Estates replat no 1	C3N	DEF1
128	Chatwood Place Sec 3 partial replat no 1	C3N	
129	Hiford Place	C3N	
130	Little York partial replat no 3	C3N	
131	Manors on Live Oak	C3N	
132	Oak Forest Villas	C3N	DEF1
133	Pinecrest Sec 7 partial replat no 1	C3N	
134	QuikTrip Store No 7951	C3N	DEF1
135	Views at Radio Road replat no 2	C3N	
136	W H Holdings Addition	C3N	
137	West 12th Street Manors	C3N	

D-Variances

138	Apolinar Estates	C2R	DEF3
139	Castanie Freedmantown	C2R	
140	Estates At Mallow Place	C2R	
141	Falcon Ranch Preserve GP	GP	
142	Harris County MUD No 506 Wastewater Treatment Plant no 1	C2	DEF1
143	Garrett Complex	C2R	
144	Hyde Park Hotel	C2R	
145	Ley Road Business Park	C2	
146	River Oaks Highland Reserve	C3R	DEF1
147	Sawdust Woodlands	C2	

E-Special Exceptions

None

F-Reconsideration of Requirements

148	Fellows In and Out Investments at South Freeway	C2R	DEF1
149	Klein ISD Doerre Intermediate School Complex	C2	
150	Porter MUD WWTF	C2R	

G-Extensions of Approval

151	Anniston Reserves Sec 1	EOA	
152	Anniston Sec 3	EOA	
153	Anniston Sec 5	EOA	
154	Bridge Creek Sec 10	EOA	
155	Bridge Creek Sec 11	EOA	
156	Bridge Creek Sec 12	EOA	
157	Bridge Creek Sec 13	EOA	
158	Bridgeland Rio Medina Trail Street Dedication	EOA	
159	Carol Estates	EOA	

Item No.	Subdivision Plat Name	App Type	Deferral
160	Champions Oak Sec 4	EOA	
161	Crosby Terrace Sec 1	EOA	
162	Cumberland Business Center Cumberland Ridge Drive Street Dedication	EOA	
163	Frazier Estates	EOA	
164	Marvida Sec 29	EOA	
165	Marvida Sec 30	EOA	
166	Morton Creek Ranch Sec 30	EOA	
167	Ruhan Investment	EOA	
168	Sheldon Ridge Sec 12	EOA	
169	Siegert Commercial	EOA	
170	Treaschwig Transportation	EOA	

H-Name Changes

None

I-Certification of Compliance

171	21599 and 21601 Dogwood Drive	COC	
172	21613 and 21615 Dogwood Drive	COC	
173	19829 Forest Drive W	COC	
174	19843 Forest Drive W	COC	
175	18648 Casper Drive	COC	

J-Administrative

None

K-Development Plats with Variance Requests

176	1802 Crystal Court	DPV	DEF1
177	3202 Cushing Street	DPV	
178	3444 Meadow Lake Lane	DPV	

Off-Street Parking Variance

III	1619 N. Shepherd Drive	PV	
IV	3236 Summer Street	PV	DEF4

Hotel Motel Variance

V.	704 Hyde Park Blvd	HMV	

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
A-Consent											
1	Abbasi Storage (DEF1)	2023-1175	C2	Fort Bend	ETJ	527Y	1.00	0.00	0	Abbasi Storage	ESOR Consulting Engineers, Inc.
2	Alicante partial replat no 1 and extension	2023-1515	C3F	Harris	City	572U	3.13	0.42	31	Contempo Builder	Windrose
3	Alma Landing	2023-1305	C3F	Harris	City	455G	0.31	0.00	1	Zuniga's Builders LLC	Pioneer Engineering, LLC
4	Bauer Villas	2023-1458	C3F	Harris	ETJ	285X	10.35	0.00	6	Darey Gonzalez	Owens Management Systems, LLC
5	Beagle Acres	2023-1398	C3F	Harris	ETJ	286R	5.73	1.67	3	Owner	The Pinnell Group, LLC
6	Bennington Place (DEF1)	2023-1322	C2	Harris	City	453R	1.03	1.03	0	N/A	Doshi Engineering & Surveying Company
7	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	2023-1423	C3F	Fort Bend	ETJ	526V	17.09	11.75	0	TPHTM 1464, LLC	Costello, Inc.
8	Bradbury Forest Sec 12	2023-1290	C3P	Harris	ETJ	293T	30.17	17.75	62	Woodmere Development Co., LTD	Vogler & Spencer Engineering, Inc.
9	Bridgeland Creekland Village Reserve Sec 3	2023-1460	C2	Harris	ETJ	365B	13.71	13.71	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
10	Bridgeland Creekland Village Sec 7 (DEF1)	2023-1286	C3F	Harris	ETJ	365G	21.91	3.85	73	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
11	Bridgeland Migration Way Street Dedication Sec 2	2023-1420	SP	Harris	ETJ	365N	0.46	0.00	0	Bridgeland Development, LP	BGE, Inc.
12	Bridgeland Prairieland Village GP (DEF1)	2023-1309	GP	Harris	ETJ	365T	4018.00	0.00	0	The Howard Hughes Corporation	LJA Engineering, Inc.-(Houston Office)
13	Bridgeland Prairieland Village Sec 32	2023-1421	C3F	Harris	ETJ	365N	23.38	5.02	76	Bridgeland Development, LP	BGE, Inc.
14	Bridgeland Prairieland Village Sec 34	2023-1478	C3F	Harris	ETJ	365J	16.55	8.74	46	Bridgeland Development, LP	McKim & Creed, Inc.
15	Candi Land	2023-1461	C3F	Harris	City	533F	0.32	0.00	1	Shaughnna Blackmon	Owens Management Systems, LLC
16	Eagle Nest	2023-1211	C2	Harris	ETJ	419M	5.43	5.43	0	CENTER POINT SURVEY	CENTER POINT SURVEY
17	East Aldine Estates	2023-1471	C3F	Harris	ETJ	414E	10.04	3.91	47	County of Harris	EHRA
18	East Side Terrace	2023-1440	C3F	Harris	City	493C	0.23	0.01	6	Disama Development	Total Surveyors, Inc.
19	Foster Estates	2023-1417	C3F	Harris	City	533R	0.13	0.00	3	Createch Solutions	replats.com
20	Grand Pines Sec 7	2023-1402	C3P	Montgomery	ETJ	286B	25.25	14.86	39	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
21	Grand Pines Sec 11	2023-1403	C3P	Montgomery	ETJ	286C	16.69	1.19	68	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
22	Grand Prairie Highlands GP	2023-1411	GP	Harris	ETJ	323L	426.50	0.00	0	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
23	Harris County MUD No 570C Lift Station no 1 (DEF1)	2023-1317	C2	Harris	ETJ	323Q	0.24	0.24	0	Lennar Homes of Texas Land and Construction, LTD	LJA Engineering, Inc.-(Houston Office)
24	Harvest Green Sec 44	2023-1426	C3F	Fort Bend	ETJ	566L	8.68	0.09	31	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
25	Harvest Green Sec 46	2023-1427	C3F	Fort Bend	ETJ	566L	16.62	0.90	59	Grand Parkway HG 2 LP	LJA Engineering, Inc.-(Houston Office)
26	Hidayah Properties LLC	2023-1516	C2	Harris	ETJ	330K	3.33	3.33	0	Midstream and Terminal Services LLC	Hovis Surveying Company Inc.
27	Jam Winbern Street Development (DEF1)	2023-1324	C3F	Harris	City	493Y	0.11	0.01	3	Chocolat Jam Investment	Doshi Engineering & Surveying Company
28	Jubilee Sec 2	2023-1481	C3F	Harris	ETJ	324K	35.65	18.35	93	290 WR Holdings LP	LJA Engineering, Inc.-(Houston Office)
29	Jubilee Sec 9	2023-1491	C3F	Harris	ETJ	324K	25.86	5.97	98	290 WR Holdings LP	LJA Engineering, Inc.-(Houston Office)
30	Katy ISD Elementary no 47	2023-1499	C2	Harris	ETJ	404R	14.21	14.21	0	Brooks and Sparks	West Belt Surveying, Inc.
31	Legacy Park on Nanes Road Sec 1	2023-1400	C3P	Harris	ETJ	332N	29.46	9.28	140	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
32	Legacy Park on Nanes Road Sec 2	2023-1401	C3P	Harris	ETJ	332N	16.66	2.11	88	D.R. HORTON - TEXAS, LTD.	DHI Engineering, LLC
33	Navajo Place Sec 1 partial replat no 1	2023-1416	C3F	Harris	ETJ	249T	8.30	0.00	4	Zachary Toups and Jennifer Claire Toups	Quiddity Engineering
34	Northgate Crossing MUD no 2 Water Plant no 3	2023-1391	C2	Harris	ETJ	292K	2.52	2.52	0	Northgate Crossing Municipal Utility District No. 2	GBI Partners
35	Nueces Park Place 1 replat no 1	2023-1473	C3F	Harris	ETJ	375W	33.07	33.07	0	Stonetown Nueces Estates, LLC	Bury
36	Outer Loop Battery Storage (DEF1)	2023-1109	C3P	Harris	City	456Q	8.18	8.18	0	Black Mountain Energy Storage, LLC	Pacheco Koch Consulting Engineers, Inc.
37	Plaza 99 Amra	2023-1502	C2	Harris	ETJ	285V	5.15	0.00	4	17903 Grant LLC	Hovis Surveying Company Inc.
38	Power Business Center (DEF1)	2023-1228	C2	Harris	ETJ	327E	8.78	8.78	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
39	Proenergy Reserve	2023-1383	C2	Fort Bend	ETJ	611F	7.35	7.35	0	CDR Development, LLC	GBI Partners
40	Providence Place	2023-1462	C3F	Harris	ETJ	332N	10.57	3.59	60	R.G. Miller Engineers	R.G. Miller Engineers
41	RDF Holdings at Breen Reserve	2023-1289	C2	Harris	ETJ	410G	1.00	0.95	0	RDF Holdings, LTD	Miller Survey Group
42	Reserves at Harvest Green	2023-1489	C3P	Fort Bend	ETJ	526Y	6.07	6.07	0	CH HARVEST GREEN, LLC	Quiddity Engineering - Katy
43	Rosehill Plaza Reserve	2023-1399	C2	Harris	ETJ	286L	2.47	2.47	0	Horkus Construction	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
44	Sheldon Ridge Sec 14	2023-1456	C3P	Harris	ETJ	418S	12.40	0.96	60	Woodmere Development Co., LTD.	IDS Engineering Group
45	Sila Sec 6 (DEF1)	2023-1299	C3P	Harris	ETJ	258Z	25.63	3.21	212	Friendswood Development Company	BGE, Inc. - Land Planning

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	City/ ETJ	Key Map	Plat Data Plat Ac	Rsv Ac	Lots	Customer Developer	Applicant's Company
46	Spring Creek Trails Sec 1 (DEF1)	2023-1032	C3F	Harris/ Montgomery	ETJ	286E	89.04	70.87	82	Starlight Homes Texas, LLC	LJA Engineering, Inc.-(Houston Office)
47	Sundance Cove Sec 6	2023-1485	C3P	Harris	ETJ	378Q	8.51	1.16	41	Clay Road 628 Development, LP.	EHRA
48	Sundance Cove Sec 7	2023-1498	C3P	Harris	ETJ	378Q	10.70	1.10	47	Clay Road 628 Development, LP.	EHRA
49	Sunterra Recreation Center and Street Dedication	2023-1486	C3P	Harris	ETJ	404S	13.30	8.35	0	Astro Sunterra, LP	Quiddity Engineering - Katy
50	Sunterra Sec 57	2023-1514	C3P	Harris	ETJ	404S	15.61	0.00	75	Astro Sunterra, LP	Quiddity Engineering - Katy
51	Sunterra Sec 58	2023-1497	C3P	Harris	ETJ	404S	24.23	1.11	105	Astro Sunterra, LP	Quiddity Engineering - Katy
52	Sunterra Sec 59	2023-1479	C3P	Harris	ETJ	404S	18.14	1.37	105	Astro Sunterra, LP	Quiddity Engineering - Katy
53	Tavola West Sec 5	2023-1463	C3F	Montgomery	ETJ	256H	16.62	2.00	71	Friendswood Development Company	LJA Engineering, Inc.-(Houston Office)
54	Tavola West Sec 6	2023-1475	C3F	Montgomery	ETJ	256G	7.29	7.29	0	East Montgomery County Municipal Utility District No. 5	LJA Engineering, Inc.-(Houston Office)
55	Tavola West Sec 7	2023-1474	C3F	Montgomery	ETJ	256H	13.34	0.24	60	East Montgomery County Municipal Utility District No. 5	LJA Engineering, Inc.-(Houston Office)
56	Thonig Villas	2023-1249	C2	Harris	City	451T	0.25	0.00	4	Montecristo 2021 LLC	Owens Management Systems, LLC
57	Tx Fence Properties	2023-1413	C2	Harris	ETJ	291K	4.53	4.53	0	Tx Fence Properties	HRS and Associates, LLC
58	Urbano Plaza	2023-1397	C2	Harris	ETJ	328B	0.50	0.00	1	N/A	E.I.C. Surveying Company
59	Villas at Cooper Park (DEF1)	2023-1371	C3F	Harris	City	413X	5.99	0.83	88	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
60	West University Place Wastewater Treatment Plant (DEF1)	2023-1358	C2	Harris	City	532L	2.46	2.46	0	Kimley Horn	Windrose
61	Westhaven Place	2023-1468	C3F	Harris	City	491N	0.59	0.00	6	Rezcom	PLS CONSTRUCTION LAYOUT, INC

B-Replats

62	Alvarez Homes	2023-1200	C2R	Harris	City	455L	0.31	0.00	3	Townsville Realty, LLC	HRS and Associates, LLC
63	Amity Homes at Lucky	2023-1482	C2R	Harris	City	412U	0.33	0.00	5	AMITY ALLIANCE LLC	RSG Engineering
64	Bertellis Court	2023-1407	C2R	Harris	City	451D	0.24	0.00	4	Urbatechture	Pioneer Engineering, LLC
65	Bertellis Homes	2023-1395	C2R	Harris	City	451D	0.24	0.00	4	Urbatechture	Pioneer Engineering, LLC
66	Bertellis Place	2023-1409	C2R	Harris	City	451D	0.24	0.00	4	Urbatechture	Pioneer Engineering, LLC
67	Brailsfort Grove	2023-1438	C2R	Harris	City	493V	0.11	0.00	3	713 Development, LLC	Total Surveyors, Inc.
68	Bricker Farms	2023-1504	C2R	Harris	City	533V	0.34	0.00	4	Lovett Homes	Windrose

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
69	Bricker Grove	2023-1505	C2R	Harris	City	533Z	0.31	0.00	4	Lovett Homes	Windrose
70	Bricker Springs	2023-1508	C2R	Harris	City	533Z	0.23	0.00	3	Lovett Homes	Windrose
71	Brystone Investment W 25th Street Development	2023-1469	C2R	Harris	City	452T	0.32	0.01	8	Bryston Investment, LLC	Doshi Engineering & Surveying Company
72	Carmel Estates	2023-1344	C2R	Harris	City	412W	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
73	Carver Parkview	2023-1467	C2R	Harris	City	412S	0.28	0.00	2	Amherst Group Properties, LLC	The Interfield Group
74	Casa Di Modena replat no 1 and extension (DEF1)	2023-1159	C2R	Harris	City	493P	0.68	0.68	0	James Alfred	South Texas Surveying Associates, Inc.
75	Center At Kingsland LLC	2023-1436	C2R	Harris	ETJ	485F	2.53	2.53	0	24 Seven	The Interfield Group
76	Dassnar at Ruthven	2023-1352	C2R	Harris	City	493P	0.12	0.00	2	GREENLEAF LAND SURVEYS, LLC	RSG Engineering
77	Development on Ost	2023-1443	C3R	Harris	City	534F	0.62	0.59	0	MOHSIN MOMIN	Century Engineering, Inc
78	Devonshire Woods Sec 3 partial replat no 1	2023-1424	C2R	Harris	ETJ	292W	0.16	0.00	0	Oaks of Devonshire HOA	Core
79	Dorchester Estates (DEF1)	2023-1343	C2R	Harris	City	455C	0.17	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
80	Draper	2023-1422	C2R	Harris	ETJ	617Y	8.98	8.98	0	Crafton Communications	SMW Engineering Group
81	Dream Castle at Fleta Drive	2023-1389	C2R	Harris	City	455P	0.16	0.00	2	CAS Consultants, LLC	CAS Consultants, LLC
82	East Side Development (DEF1)	2023-1329	C2R	Harris	ETJ	413P	2.49	2.49	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
83	Ella West	2023-1477	C2R	Harris	City	452P	4.36	4.36	0	Fifth Corner Property Fund II LP	Landpoint
84	Enzo Development	2023-1459	C2R	Harris	City	412U	0.15	0.00	2	Enzo Development	Owens Management Systems, LLC
85	Erin Villas	2023-1483	C2R	Harris	City	453Z	0.23	0.00	5	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
86	Eskridge Homes	2023-1340	C2R	Harris	City	534C	0.11	0.00	2	51 IMAGE LLC	RSG Engineering
87	Estates at Pembrook Street	2023-1336	C2R	Harris	City	455A	0.19	0.00	2	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
88	Estates at Polk Street (DEF1)	2023-1106	C2R	Harris	City	494X	0.51	0.01	10	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
89	Everest Elgin Street Development (DEF1)	2023-1238	C2R	Harris	City	493Z	0.11	0.00	3	Everest Property & Investments LLC	Doshi Engineering & Surveying Company
90	Everest Motor Property	2023-1414	C2R	Harris	City	569D	1.25	1.25	0	Darbar Real Estate Holdings Inc.	HRS and Associates, LLC
91	Fellowship Estates	2023-1270	C2R	Harris	City	533Y	1.36	1.36	0	The Porter Drafting Co	The Porter Drafting Co.
92	Flores Development at Loma Linda	2023-1434	C2R	Harris	City	571U	0.40	0.40	0	MD LAND DEVELOPMENT SERVICES	MD LAND DEVELOPMENT SERVICES
93	Generation Shopping Plaza	2023-1472	C2R	Harris	ETJ	416M	1.98	1.98	0	Holly Lockwood Properties LLC	The Interfield Group

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
94	Gillespie Landing North (DEF1)	2023-1376	C2R	Harris	City	494K	0.11	0.00	3	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
95	Groves Landing (DEF1)	2023-1385	C3R	Harris	City	494J	0.23	0.00	5	Haus Houston - Real Estate & Development Co.	Cobalt Engineering & Inspections LLC
96	Hadley Lofts	2023-1445	C2R	Harris	City	494W	0.38	0.38	0	New Era Development	New Era Development & Land Services
97	Herkimer in the Heights	2023-1357	C2R	Harris	City	452Z	0.14	0.00	2	1520BHT, LLC.	ICMC GROUP INC
98	Holly Lockwood Properties LLC	2023-1450	C2R	Harris	ETJ	416M	1.06	1.06	0	Holly Lockwood Properties LLC	The Interfield Group
99	Homer Estates	2023-1396	C2R	Harris	City	412Y	0.11	0.00	2	EMPLIFY, LLC	Jt Architectural design
100	Hope Forest (DEF1)	2023-1370	C2R	Harris	City	411Z	0.23	0.00	4	Green Valley Construction, LLC	The Interfield Group
101	Jo Plaza	2023-1512	C2R	Harris	City	412T	0.28	0.00	2	N/A	E.I.C. Surveying Company
102	Kashmere Gardens Addition partial replat no 1 (DEF1)	2023-1279	C3R	Harris	City	454Y	0.36	0.36	0	Cisneros Design Studio	Windrose
103	Khatoon Estates	2023-1393	C2R	Harris	City	492D	0.16	0.00	1	Ansari Homes, Inc.	MOMENTUM EGINEERING
104	La Paz	2023-1350	C2R	Harris	City	453L	0.29	0.01	7	Pillar and Strong	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
105	Long Point Center	2023-1503	C2R	Harris	City	450W	0.54	0.54	0	Interplan Architects. Inc	Century Engineering, Inc
106	Marcella Estates	2023-1387	C2R	Harris	City	452D	0.28	0.00	4	CAS Consultants, LLC	CAS Consultants, LLC
107	Market at the Groves	2023-1415	C3R	Harris	ETJ	376R	26.07	25.02	0	CF CSLK Groves, LLC, a Delaware Limited Liability Company	BGE, Inc.
108	MBI LTD Properties	2023-1511	C2R	Harris	City/ ETJ	373Z	27.24	26.60	0	MBI LTD	Jeffrey Moon & Associates
109	Noah Luxury Homes	2023-1410	C2R	Harris	City	533P	0.16	0.00	3	VRU INVESTMENTS, LLC	Dart Land Services LLC
110	Noah Peaks	2023-1448	C2R	Harris	City	453V	0.15	0.00	4	Revolution Homes	The Interfield Group
111	Noah Plaza Estates	2023-1444	C2R	Harris	City	533P	0.25	0.00	5	New Era Development	New Era Development & Land Services
112	North Bridgeland Lake Parkway Street Dedication Sec 7 replat no 1	2023-1480	SP	Harris	ETJ	365K	8.27	0.00	0	Bridgeland Development, LP	McKim & Creed, Inc.
113	Paloma Sec 2	2023-1408	C3R	Harris	ETJ	323E	62.38	23.48	226	CENTURY LAND HOLDINGS OF TEXAS, LLC	Costello, Inc.
114	Plaza Estates at Sunbury	2023-1452	C2R	Harris	City	455P	0.31	0.00	4	New Era Development	New Era Development & Land Services
115	Presidents Park F	2023-1419	C2R	Harris	City	374N	24.94	24.94	0	DDG	Bowman Consulting Group

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
116	Rincon Estates	2023-1429	C2R	Harris	City	455J	0.46	0.00	2	INTEGRAL DESIGN AND REMODELING LLC	Dart Land Services LLC
117	Sha Ron Estates	2023-1351	C3R	Harris	City	454K	0.83	0.07	13	Sharon Smith LLV	RP & Associates
118	Springfield Sec 5 partial replat no 5	2023-1446	C2R	Harris	ETJ	485F	3.33	3.33	0	Egrets Landing Katy LLC	The Interfield Group
119	Stevens Landing	2023-1437	C2R	Harris	City	494A	0.16	0.00	2	1 AH Investments, LLC	Total Surveyors, Inc.
120	Topper RV	2023-1388	C2R	Harris	City	574Z	10.00	10.00	0	Altar Group	DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
121	Tuam Heights	2023-1367	C2R	Harris	City	493Z	0.12	0.00	3	CE Engineers & Development Consultants, Inc.	CE Engineers & Development Consultants, INC
122	Village at Reed Road	2023-1451	C2R	Harris	City	573D	0.29	0.00	3	New Era Development	New Era Development & Land Services
123	Villas on Tulane	2023-1392	C2R	Harris	City	452R	0.13	0.00	3	Yang & Cumberland LLC	MOMENTUM EGINEERING
124	Washington Vista	2023-1439	C2R	Harris	City	492G	0.11	0.00	2	Citylife Development, LLC	Total Surveyors, Inc.
125	West Side Development (DEF1)	2023-1328	C2R	Harris	ETJ	413P	2.49	2.49	0	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC

C-Public Hearings Requiring Notification

126	Amos Street Estates (DEF1)	2023-1086	C3N	Harris	City	533Q	0.36	0.00	8	Shoreline Holdings LLC	RP & Associates
127	Carter Estates replat no 1 (DEF1)	2023-1133	C3N	Harris	ETJ	329K	4.58	3.55	1	Torreon Carter	Owens Management Systems, LLC
128	Chatwood Place Sec 3 partial replat no 1	2023-0786	C3N	Harris	City	455H	0.17	0.00	1	INDIVIDUAL	HOUSTON REPLATS
129	Hiford Place	2023-1222	C3N	Harris	City	573Q	0.19	0.00	2	JL Trevino & Assoc. PLLC	PLS CONSTRUCTION LAYOUT, INC
130	Little York partial replat no 3	2023-1145	C3N	Harris	City	413S	2.25	2.25	0	CE Engineers & Development Consultants, Inc	CE Engineers & Development Consultants, INC
131	Manors on Live Oak	2023-1117	C3N	Harris	City	493Y	0.13	0.00	3	Tinn Lab Group, LLC	Total Surveyors, Inc.
132	Oak Forest Villas (DEF1)	2023-1081	C3N	Harris	City	452F	0.64	0.00	7	Randy Hargrove	Quiddity Engineering
133	Pinecrest Sec 7 partial replat no 1	2023-1268	C3N	Harris	City	450J	2.29	0.63	30	Meritage Homes of Texas, LLC	Quiddity Engineering
134	QuikTrip Store No 7951 (DEF1)	2023-0906	C3N	Harris	ETJ	498E	6.97	6.97	0	QuikTrip Corporation	Matkin Hoover Engineering
135	Views at Radio Road replat no 2	2023-1210	C3N	Harris	City	575M	0.22	0.00	0	3h Engineering & Construction, Inc	PLS CONSTRUCTION LAYOUT, INC
136	W H Holdings Addition	2023-1153	C3N	Harris	City	573Q	14.98	14.98	0	WGA Consulting Engineers	JPH
137	West 12th Street Manors	2023-1242	C3N	Harris	City	452Y	0.21	0.00	5	Prebish Homes	Total Surveyors, Inc.

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
D-Variances											
138	Apolinar Estates (DEF3)	2023-0788	C2R	Harris	City	494E	0.13	0.00	3	1910 Mary St Development	Chesterfield Development Services
139	Castanie Freedmantown	2023-1374	C2R	Harris	City	493P	0.11	0.00	2	Houston Freedmen's Town Conservancy, Inc.	The Interfield Group
140	Estates At Mallow Place	2023-1256	C2R	Harris	City	574A	0.29	0.00	4	New Era Development	New Era Development & Land Services
141	Falcon Ranch Preserve GP	2023-1412	GP	Harris	ETJ	339C	347.16	0.00	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
142	Harris County MUD No 506 Wastewater Treatment Plant no 1 (DEF1)	2023-1293	C2	Harris	ETJ	339C	1.78	1.78	0	Woodmere Development Co., LTD	LJA Engineering, Inc.-(Houston Office)
143	Garrett Complex	2023-1258	C2R	Harris	ETJ	416P	10.00	5.30	1	11717 Garrett Inc	Owens Management Systems, LLC
144	Hyde Park Hotel	2023-1345	C2R	Harris	City	493N	0.57	0.57	0	Mighty Equities	Civil-Surv Land Surveying, L.C.
145	Ley Road Business Park	2023-1382	C2	Harris	City	455K	6.60	6.01	0	Steven Floors LLC	The Interfield Group
146	River Oaks Highland Reserve (DEF1)	2023-1277	C3R	Harris	City	492T	1.16	1.16	0	3 Alabama Court, LLC	Meta Planning + Design LLC
147	Sawdust Woodlands	2023-1509	C2	Montgomery	ETJ	251U	22.66	22.53	0	Marquette Companies	Windrose
E-Special Exceptions											
None											
F-Reconsideration of Requirements											
148	Fellows In and Out Investments at South Freeway (DEF1)	2023-1380	C2R	Harris	ETJ	573W	8.96	8.96	0	Fellows II	Windrose
149	Klein ISD Doerre Intermediate School Complex	2023-1490	C2	Harris	ETJ	330E	40.50	40.50	0	Klein ISD	American-Lupher Land Surveyors, Inc.
150	Porter MUD WWTF	2023-1464	C2R	Montgomery	ETJ	296P	23.17	23.17	0	Porter MUD Utility District	Pape-Dawson Engineers
G-Extensions of Approval											
151	Anniston Reserves Sec 1	2022-2223	EOA	Harris	ETJ	404T	9.88	3.83	0	FR Beeson LLC	LJA Engineering, Inc.-(Houston Office)
152	Anniston Sec 3	2022-2230	EOA	Harris	ETJ	404T	27.68	1.87	124	FR Beeson LLC	LJA Engineering, Inc.-(Houston Office)
153	Anniston Sec 5	2022-2233	EOA	Harris	ETJ	404T	20.80	0.92	98	FR Beeson LLC	LJA Engineering, Inc.-(Houston Office)

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
154	Bridge Creek Sec 10	2022-1856	EOA	Harris	ETJ	406A	12.70	4.69	42	WLH Communities-Texas LLC	Quiddity Engineering
155	Bridge Creek Sec 11	2022-1857	EOA	Harris	ETJ	366W	17.09	0.96	76	WLH Communities-Texas LLC	Quiddity Engineering
156	Bridge Creek Sec 12	2022-1858	EOA	Harris	ETJ	366W	17.39	0.85	83	WLH Communities-Texas LLC	Quiddity Engineering
157	Bridge Creek Sec 13	2022-1859	EOA	Harris	ETJ	365Z	16.56	1.72	82	WLH Communities-Texas LLC	Quiddity Engineering
158	Bridgeland Rio Medina Trail Street Dedication	2022-2035	EOA	Harris	ETJ	365B	1.93	0.00	0	Bridgeland Development, LP	LJA Engineering, Inc.-(Houston Office)
159	Carol Estates	2022-1656	EOA	Harris	ETJ	291S	2.89	0.89	28	Style Builder	Owens Management Systems, LLC
160	Champions Oak Sec 4	2022-1894	EOA	Harris	ETJ	370H	10.27	0.71	53	Woodmere Development Co., LTD.	IDS Engineering Group
161	Crosby Terrace Sec 1	2022-1816	EOA	Harris	ETJ	379A	40.32	17.85	136	FdR Consulting, LLC	Windrose
162	Cumberland Business Center Cumberland Ridge Drive Street Dedication	2022-1555	EOA	Harris	ETJ	325L	16.33	0.00	0	Stream	Pape-Dawson Engineers
163	Frazier Estates	2022-1350	EOA	Harris	ETJ	328C	3.00	0.00	1	KF3, LLC	Dart Land Services LLC
164	Marvida Sec 29	2022-1854	EOA	Harris	ETJ	406E	21.69	0.79	95	M\I Homes of Houston, LLC	Quiddity Engineering
165	Marvida Sec 30	2022-1855	EOA	Harris	ETJ	406E	16.59	1.65	97	M/I Homes of Houston, LLC	Quiddity Engineering
166	Morton Creek Ranch Sec 30	2022-1792	EOA	Harris	ETJ	445P	15.80	2.19	58	Woodmere Development Co	R.G. Miller Engineers
167	Ruhan Investment	2022-1654	EOA	Harris	ETJ	331Q	4.00	4.00	0	TN Associates	Gruller Surveying
168	Sheldon Ridge Sec 12	2022-1784	EOA	Harris	ETJ	418S	12.83	0.72	62	Woodmere Development Co., LTD.	IDS Engineering Group
169	Siegert Commercial	2022-1292	EOA	Harris	ETJ	282F	5.00	5.00	0	Nick Siegert	C & C Surveying, Inc
170	Treaschwig Transportation	2022-1754	EOA	Harris	ETJ	333H	4.90	4.90	0	G&G Engineering and Consulting, LLC	Windrose

H-Name Changes

None

I-Certification of Compliance

171	21599 and 21601 Dogwood Lane	23-1697	COC	Montgomery	ETJ	256F				Ricardo Chavez	Ricardo Chavez
172	21613 and 21615 Dogwood Lane	23-1698	COC	Montgomery	ETJ	256F				Ricardo Chavez	Ricardo Chavez
173	19829 Forest Drive W	23-1699	COC	Montgomery	ETJ	258J				Lino Olvera	Daniel Perez

Item No.	Subdivision Plat Name	App No.	App Type	Location Co	Location City/ ETJ	Location Key Map	Plat Data Plat Ac	Plat Data Rsv Ac	Plat Data Lots	Customer Developer	Customer Applicant's Company
174	19843 Forest Drive W	23-1700	COC	Montgomery	ETJ	258J				Lino Olvera	Daniel Perez
175	18648 Casper Drive	23-1701	COC	Harris	ETJ	332H				Kyler Correia	Kyler Correia

J-Administrative

None

K-Development Plats with Variance Requests

176	1802 Crystal Court (DEF1)	22112566	DPV	Harris	City	452S				Joyce Owens	Owens Management Systems, LLC
177	3202 Cushing Street	23046514	DPV	Harris	City	494C				Alvaro Mesa	Alvaro Mesa
178	3444 Meadow Lake Lane	23055169	DPV	Harris	City	492P				A&M Services	Arwen Mcmillan

Off-Street Parking Variance

III	1619 N. Shepherd Drive	23029610	PV	Harris	City	452Z				Sandlot Engineering, LLC	James Roman
IV	3236 Summer Street (DEF4)	23006789	PV	Harris	City	493E				Martin Jasinski	Maximo Capital

Hotel Motel Variance

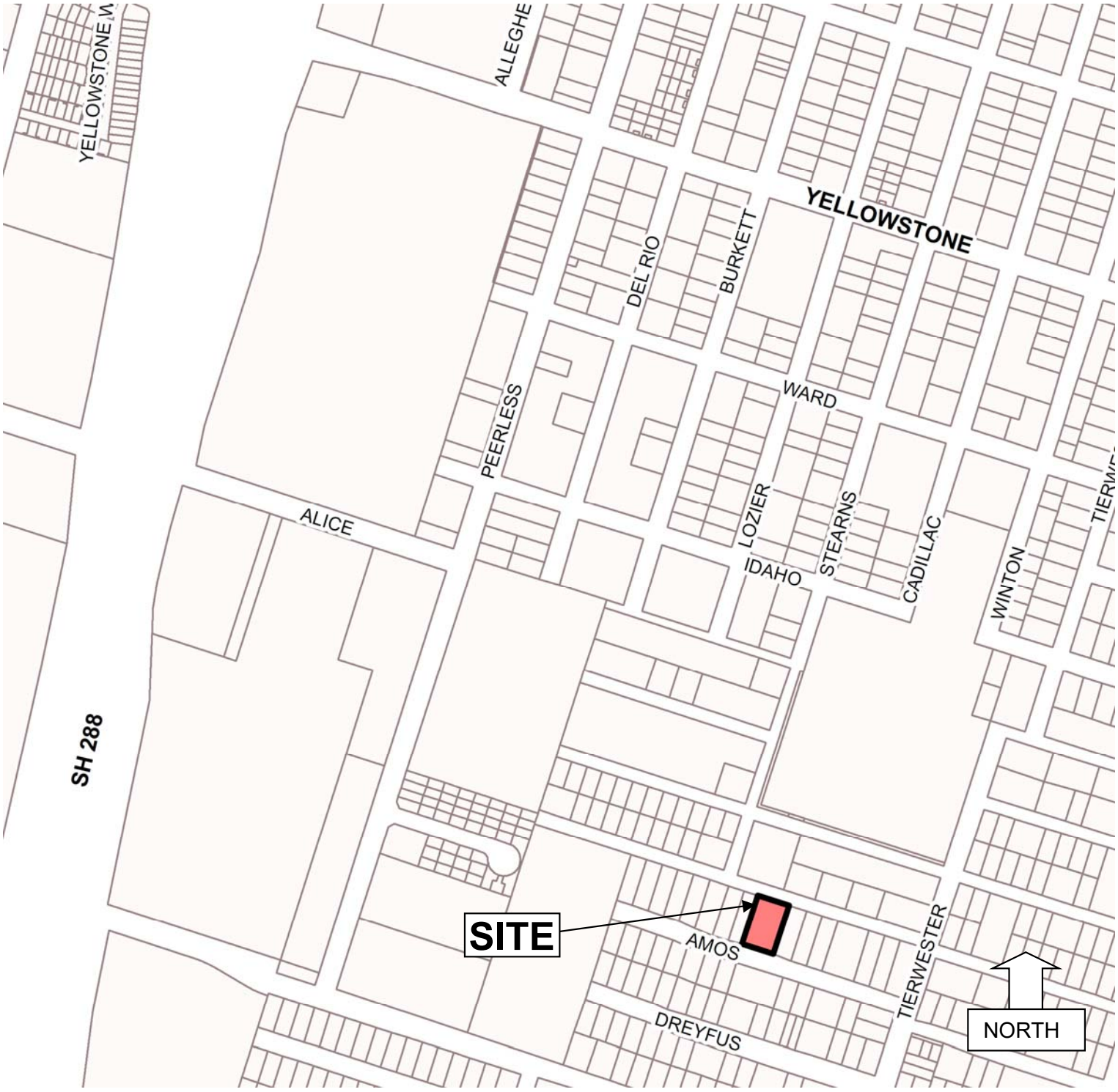
V.	Hyde Park Hotel located at 704 Hyde Park Blvd	22014682	HMV	Harris	City	493N				Manish Patel	Shilpin Counsultancy LLC

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Amos Street Estates (DEF 1)

Applicant: RP & Associates



C – Public Hearings Site Location

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Amos Street Estates (DEF 1)

Applicant: RP & Associates



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 126

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Amos Street Estates (DEF 1)

Applicant: RP & Associates



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 1, 2023

Dear Property Owner:

Reference Number: 2023-1086; Amos Street Estates; a replat of South End Estates, being Lots 1-4, Block 1, as recorded in Vol. 696, Pg. 503 of the Harris County Map Records.

The property is located between Lehall Street and Amos Street, south of Yellowstone Boulevard, west of Tierwester Street. The purpose of the replat is to create 8 single-family residential lots. The applicant, **Ross Palacios,** with RP & Associates, on behalf of Shoreline Holdings LLC, the developer, can be contacted at **713-416-6894.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 22, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

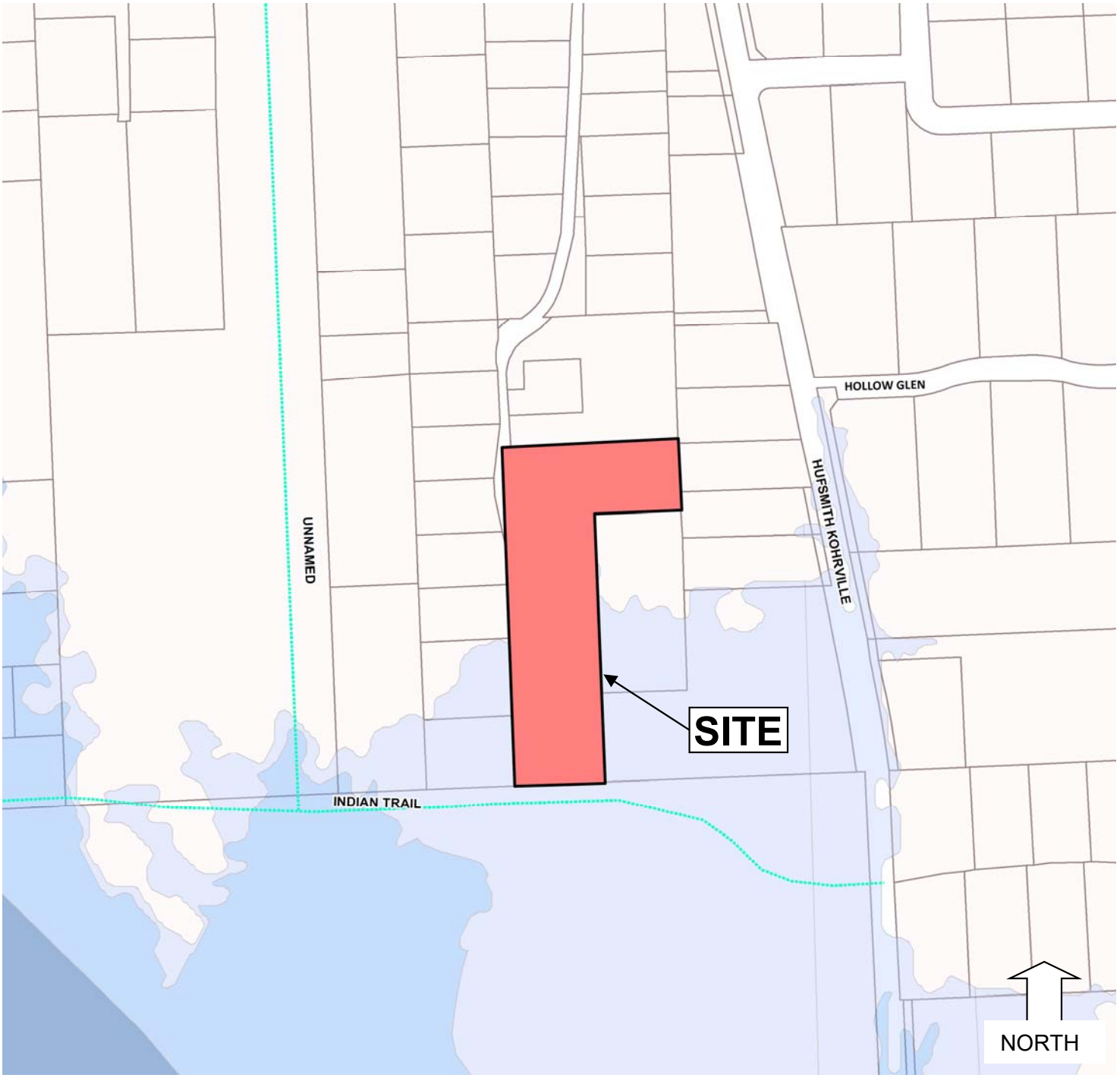
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Carter Estates replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



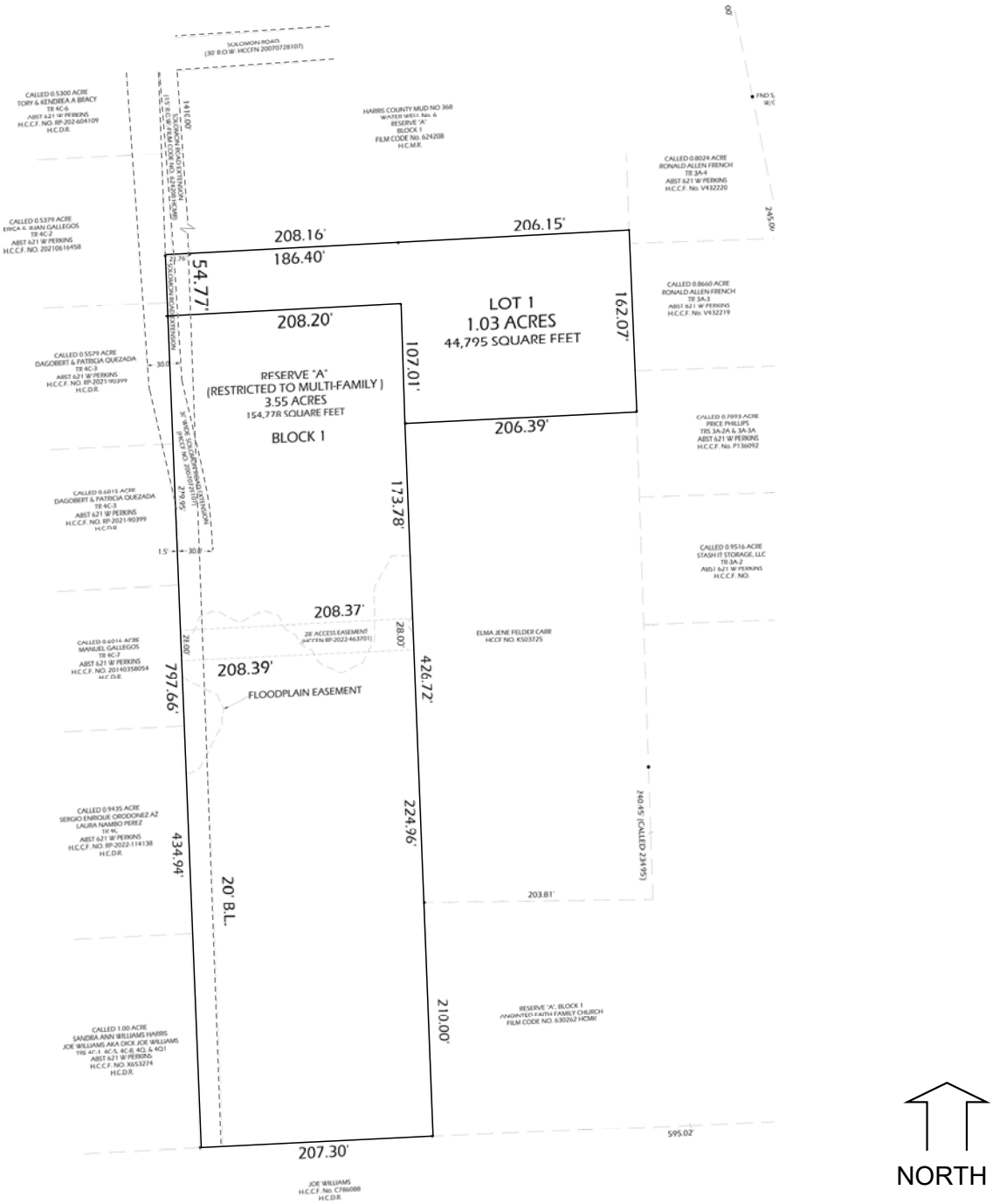
C – Public hearings with Variance Site Location

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Carter Estates replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



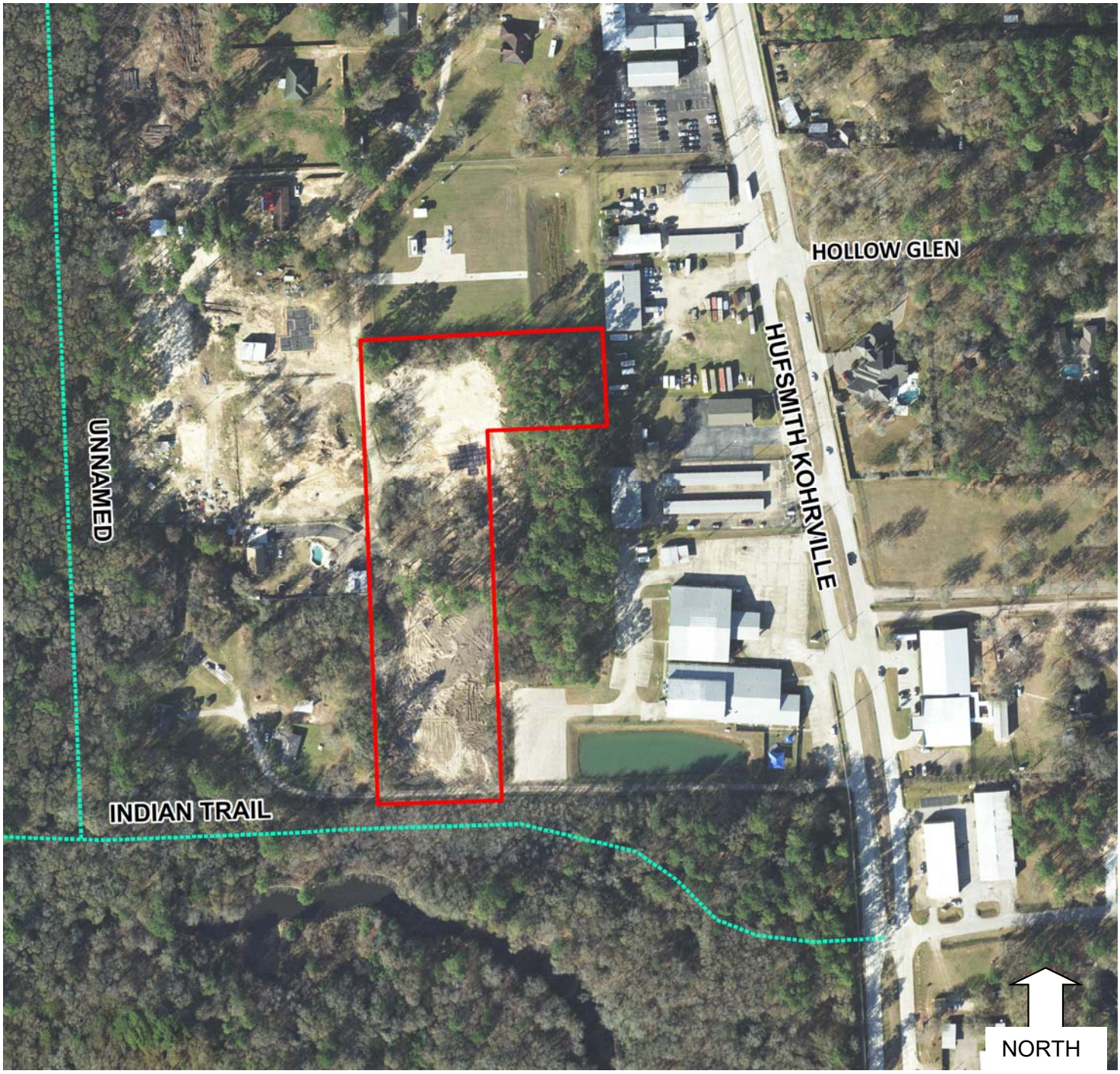
C – Public hearing s with Variance Subdivision

Houston Planning Commission ITEM: 127

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Carter Estates replat no 1 (DEF 1)

Applicant: Owens Management Systems, LLC



C – Public hearijngs with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1133
Plat Name: Carter Estates replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 05/15/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not provide an east – west street through the subject site by exceeding intersection spacing along the eastern and western boundary of the plat.
Chapter 42 Section: 128

Chapter 42 Reference:
Sec. 42-128. – intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is located within Harris county's ETJ jurisdiction. The proposed use for the plat will be an unrestricted reserve for multifamily use to allow three dwelling units and one lot. The proposed site is located on a low-residential density area. The site has access and frontage along Solomon Road Extension and in the future, it will have access to the proposed collector Indian Trail Drive along the southern boundary of the plat. Solomon Road Extension gives vehicular access to approximately 22 properties on this area. The street works more as a private street for this neighborhood since it doesn't connect to another street. The closest east-west streets from the subject site, that connect to SH 249 or Hufsmith Korhville, are Solomon Road, Ezekiel Road and Spring Cypress Road. The distance between Ezekiel and Solomon Road is approximately 3,400 feet. The distance between Solomon Road and Spring Cypress Road is approximately 6,600 feet. Strict application of the ordinance will require an east-west street every 1400 feet along a local or collector street. Requiring an east west street through the site will bisect the property rendering an impractical development. The required east- west street will have a low probability of extending east or west due to the existing commercial development along SH249 and Hufsmith Korhville. In addition to this, the intersection spacing requirement along major thoroughfares is to provide a street every 2600 feet. The distance between Solomon Road and future Collector Street Indian Trail measured along Hufsmith Korville is approximately 2400 feet and the distance between Solomon Road and Coons Road measured along SH 249 is approximately 2600 feet. Taking into account the future collector street Indian Trail Road, the intersection spacing distance from Solomon Road measuring south can

be reduce considerably. The distance between the two east-west minor collector streets is approximately 2,180 feet Both minor collectors (Solomon Road and Indian Trail) are proposed to connect from SH 249 to Hufsmith Korhville. For both minor collectors, part of its ROW has already been constructed. The rest of it doesn't appear to be obstructed by structures for future construction. These two minor collectors also have two north-south minor collector streets that connect to the east-west collectors. One is an existing street, Coons Road, and the second one is an unnamed street. These streets will create a street grid of collector streets on this area that connect to two MTFs that will provide an adequate traffic circulation for existing and future developments. Not providing an east-west street through the subject site will not affect street connectivity or traffic circulation on the area. The existing and proposed street grid system can satisfy the current and future traffic circulation on this area with access to a highway, major thoroughfares and a street grid of minor collectors.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The distance between Solomon Road and the proposed collector street Indian Trail is approximately 2180 feet. Requiring a third east-west street between the minor collector streets would be impractical since the likelihood of being extended east or west is low due to the existing commercial development along Hufsmith Korhville and SH249. In addition to this, the intersection spacing requirement along MTFs is 2600 feet. This requirement will not allow for an east west connection from the site to the Hufsmith Korhville and SH249. As a result, the circumstances supporting the granting of this variance are not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

North and south of the plat there are two east – west collector streets. Solomon road (existing) and Indian Trail (proposed). The distance between them is approximately 2180 feet. Between these two collector streets there are two north-south collector streets. Coons Road (existing) and unnamed (proposed). These group of collector streets in addition to the connections to SH249 and Hufsmith Korhville will create a street grid that will provide adequate traffic circulation and street connectivity on the area for existing and future developments. This will maintain the intent and general purpose this chapter by assuring and adequate street grid for connectivity.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Currently, Solomon Road Extension connects to Solomon Road, a minor collector street, and Solomon Road connects to Hufsmith Korhville, a major thoroughfare that connects to two other major thoroughfares north and south that give access to highway SH249. The proximity to the existing major thoroughfares and SH 249 allows for a rapid ingress and egress for people living along Solomon Road Extension and for a quick response from emergency services. In addition to this, the two minor collector streets running east-west north and south of the plat are planned to connect SH 249 and Hufsmith Korhville. This will increase the street grid connectivity on this area allowing different options to access Solomon Road Extension.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification to not provide an east-west street through the subject site. Not providing an east-west street will not affect street connectivity or traffic circulation on the area. The existing and proposed street grid system can satisfy the current and future traffic circulation on this area with access to a highway, major thoroughfares and a street grid of minor collectors.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1133
Plat Name: Carter Estates replat no 1
Applicant: Owens Management Systems, LLC
Date Submitted: 05/15/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate Solomon Road with a cul-de-sac or a T turn around.
Chapter 42 Section: 134

Chapter 42 Reference:
Sec. 42-134. - Street extension. (a)A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1)The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2)The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3)The existing stub street is only one lot in depth; (4)The proposed subdivision will not extend residential development; and (5)The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. (b)The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall:(1)Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or(2)Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is located within Harris county's ETJ jurisdiction. The proposed use for the plat will be an unrestricted reserve for multifamily use to allow three dwelling units and one lot. The proposed site is located on a residential area with low-density. The site has access and frontage along Solomon Road Extension and in the future, it will have access to the proposed Indian Trail Drive Collector Street along the southern boundary of the plat. Solomon Road Extension (local street) gives vehicular access to approximately 22 properties on this area. None have been platted. The street works more as a private street for this neighborhood since it doesn't connect to another street. Solomons Road Extension terminates at the subject site. Strict application of the ordinance requires to extend the street south or terminate it with a turn around. However, this will create an impractical

development that will be contrary to sound public policy. West of the site there is a proposed north-south Unnamed collector street that connects north to Solomon Road, a collector street, and south to Indian Trail Drive, a future collector street. These collector streets connect east to the major thoroughfare (MTF) Hufsmith Korville Road and west to the Collector Street Coons Road creating a street grid that will provide adequate traffic circulation on the area. The distance between the unnamed north-south collector street and MTF Husmith Korville along Solomon Road is approximately 1000 feet and along the proposed collector Indian Trail Drive is approximately 1350 feet. Extending Solomon Road Extension south to connect with future collector street Indian Trail Drive could create cut off traffic through the neighborhood from MTF Husmith Korville as the area develops. This could increase vehicular traffic within the existing residential neighborhood along Solomon Road Extension creating an unsafe environment for the residents living along the street. Also, Extending Solomon Road Extension south will create an impractical development since it will be parallel to the proposed Unnamed collector street, west of the site, that will provide the same vehicular connection and functionality. Granting the variance to not extend nor terminate with a cul-de-sac or T turn around Solomon Road Extension will not affect vehicular traffic or street connectivity on the area since it is not designated as a collector or MTF on the major thoroughfare and freeway plan. It is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application and the street is not required for intersection spacing. The existing street grid is compose by collector streets and MTF streets will provide an adequate vehicular connectivity to the existing and future developments.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Solomon Road Extension is a local street that provides vehicular access to approximately 22 residential properties on this area. This area is mostly low density. North of the site there is an existing collector street, Solomon RoadEast of the site there is an existing MTF Husmith Korville. West and south of the site are proposed collector streets. These streets create a street grid that will provide adequate street connectivity on this area. The granting of the variance will not be a result of a hardship created or impose by the applicant since Solomon Road extension is not required for intersection spacing nor is designated as a collector or MTF on the major thoroughfare and freeway plan.

(3) The intent and general purposes of this chapter will be preserved and maintained;

West of the site there is a proposed north-south unnamed collector street. This street is at 1000 feet from MTF Husmith Korville measured along Solomon Road and at 1350 feet measured from Indian Trail drive. The street intersection spacing requirement along a local or collector street is 1400 feet. Vehicles using Solomon Road Extension are mostly residents of the neighborhood thus a turnaround at the end of the street is not necessary since the residents can turn around using their parking areas. Having the proposed Unnamed collector street within the required 1400 feet and not extending Solomon Road Extension south or terminating it with a turn-around will maintain the intent and general purpose of this chapter to provide adequate traffic connectivity and circulation.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Currently, Solomon Road Extension connects to Solomon Road, a minor collector street, and Solomon Road connects to Hufsmith Korhville, a major thoroughfare that connects to two other major thoroughfares north and south that give access to SH 249. The proximity to the existing major thoroughfares and SH 249 allows for a rapid ingress and egress for people living along Solomon Road Extension and for a quick response from emergency services. If Solomon Road Extension is extended south and connects with the future collector street Indian Trail Drive it could generate cut off traffic from the MTF Husmith Korville. This will increase the vehicular traffic within the neighborhood that might create an unsafe environment for a low-density residential area. Not extending or terminating Solomon Road Extension with a turn around will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

Solomon Road Extension is a local street that provides vehicular access to approximately 22 properties. The street is not designated as a collector or MTF on the major thoroughfare and freeway plan. It is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application and the street is not required for intersection spacing. Not extending the street south will not affect vehicular traffic on this area.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PHV

June 2, 2023

Dear Property Owner:

Reference Number: 2023-1133; Carter Estates replat no 1; a full replat of "Carter Estates", being all of Lot 1 and Restricted Reserve "A", Block 1, as recorded at Film Code No. 702124 of the Harris County Map Records.

The property is located west of Hufsmith Kohrville Road, east of SH 249, and north of Spring Cypress Road. The purpose of the replat is to create one single-family residential lot and one reserve restricted to multi-family use. The applicant, **Joyce Owens,** with **Owens Management Systems LLC**, on behalf of Torreon Carter, the developer, can be contacted at **713-643-6333.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 22, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

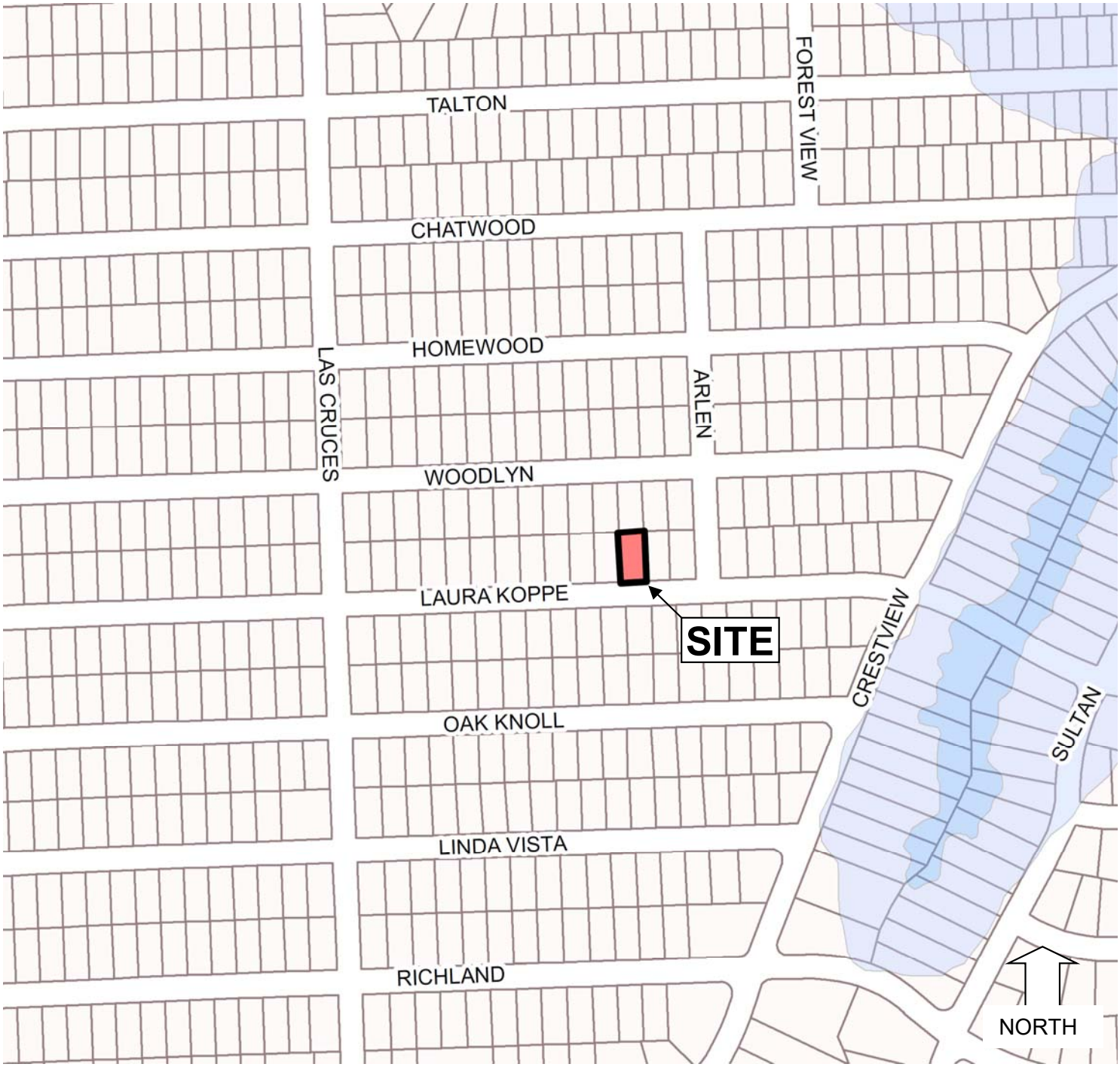
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Chatwood Place Sec 3 partial replat no 1

Applicant: Houston Replats



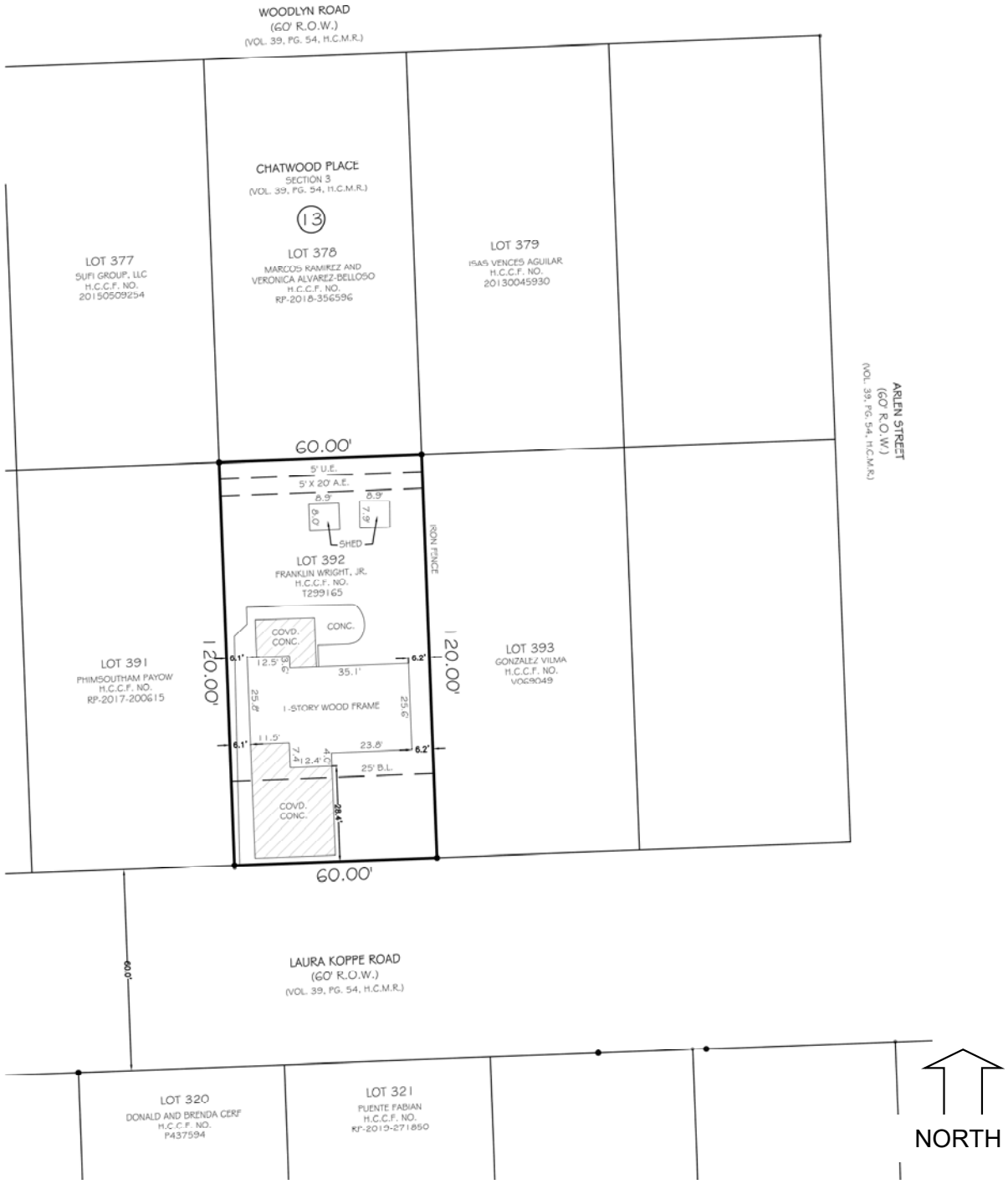
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Chatwood Place Sec 3 partial replat no 1

Applicant: Houston Replats



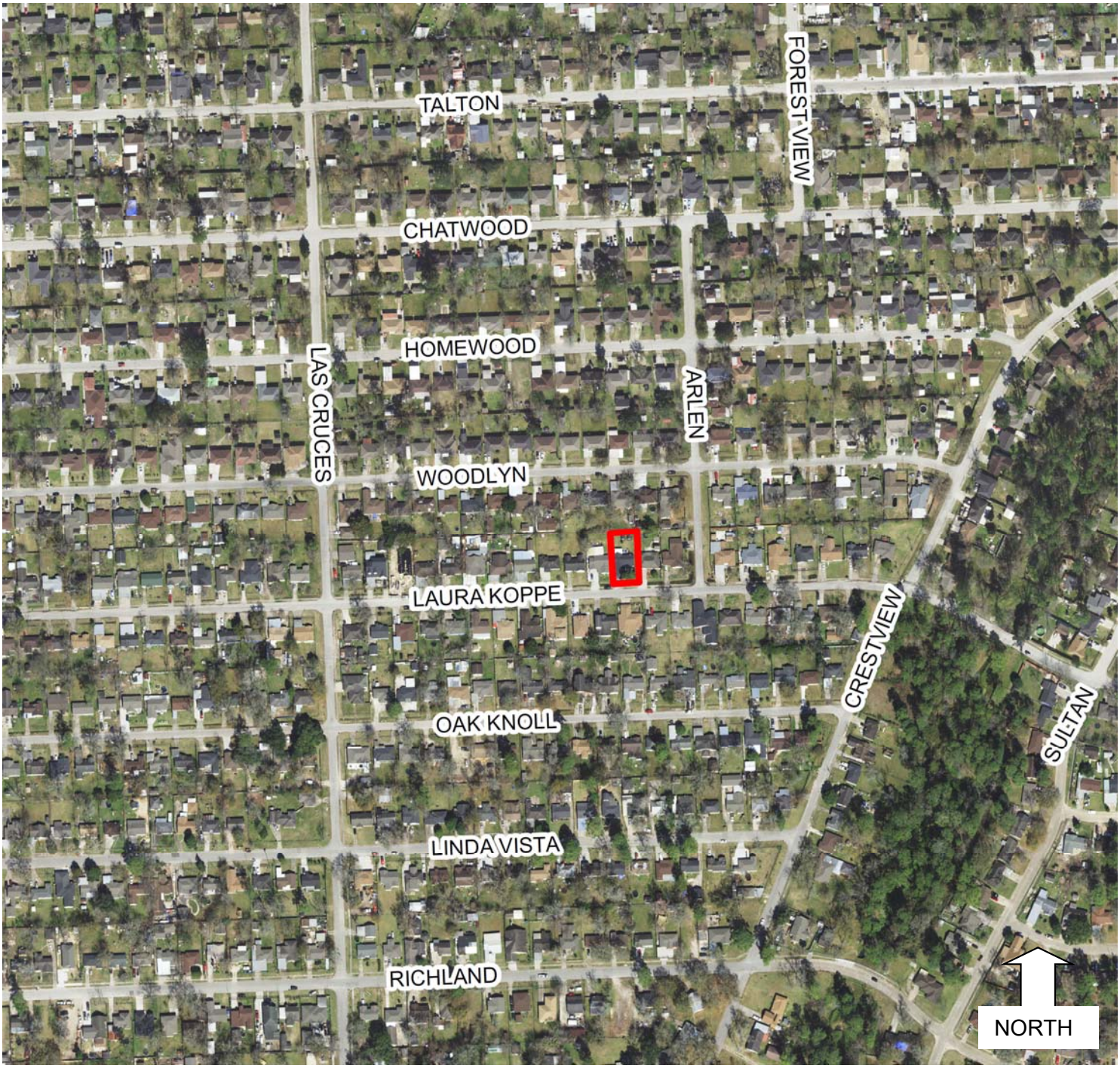
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 128

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Chatwood Place Sec 3 partial replat no 1

Applicant: Houston Replats



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0786
Plat Name: Chatwood Place Sec 3 partial replat no 1
Applicant: HOUSTON REPLATS
Date Submitted: 04/03/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
TO ALLOW A DUAL BUILDING LINE FOR THE LIFE OF THE STRUCTURE OF THE CARPORT
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. - Building line requirement.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

SUBJECT PROPERTY IS LOCATED ON LAURA KOPPE RD WEST OF CRESTVIEW, EAST OF MESA DR., SOUTH OF TIDWELL RD AND NORTH OF LEY RD WITHIN THE CITY LIMITS OF THE CITY OF HOUSTON. THE CARPORT WAS CONSTRUCTED AFTER HURRICANE HARVEY BY A GENERAL CONTRACTOR THAT PROMISED HE COULD OBTAIN THE REQUIRED PERMITS FOR THE STRUCTURE. BEFORE THE JOB WAS COMPLETED, THE CONTRACTOR DISAPPEARED AFTER BEING PAID IN FULL LEAVING THE HOME OWNER TO ATTEMPT TO NAVIGATE THE PERMITTING SYSTEM BY THEMSELVES. THE HOMEOWNER WAS ADVISED THAT THE CARPORT WOULD REQUIRE A VARAIANCE IN ORDER TO APPROVE THE PERMIT. THE HOMEOWNER CONTRACTED WITH A LOCAL SURVEY COMPANY WHO PROMISED THEY WERE FAMILIAR WITH THE VARIANCE PROCESS. HOWEVER, IT BECAME CLEAR THAT THE SURVEYOR WAS NOT FAMILIAR WITH THE VARIANCE PROCESS AFTER BEING ADVISED THAT A REPLAT OF THE PROERTY WOULD BE REQUIRED WITH THE VARIANCE. THE HOMEOWNER ATTEMPTED TO PROCESS THE REQUEST BY HERSELF AND TRIED TO FAMILIARIZE HERSELF WITH THE REQUIREMENTS AND FINALLY GAVE UP AFTER 5 YEARS OF BEING UNSUCCESSFUL WITH THE REQUEST AND TAKEN ADVANTAGE OF BY AT LEAST TWO "PROFESSIONALS" THIS AREA OF TOWN IS VERY OLD, AND SEVERAL OF THE HOMEOWNERS (MORE THAN 75), IN THE AREA HAVE CONSTRUCTED CARPORTS WITHIN THE SAME AREA. THE HOMEOWNER ACKNOWLEDGES THAT IGNORANCE IS NO EXCUSE FOR BREAKING THE LAW, HOWEVER THE CARPORT ADDITION TO THE HOME IS WITHIN THE CHARACTER OF THE NEIGHBORHOOD.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of this chapter will be preserved and maintained;

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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Public Hearing Notice

PHV

June 13th, 2023

Dear Property Owner:

Reference Number: 2023-0786; Chatwood Place Sec 3 partial replat no 1; a partial replat of Chatwood Place Sec 3, being all of Lot 392, block 13, as recorded in Volume 39 Page 54 of the Harris County Map Records.

The property is located along Laura Koppe Road and west of Arlen Street. The purpose of the replat is to create one single-family residential lot. The applicant, **Michelle Brown,** with **HOUSTON REPLATS**, on behalf of the developer, can be contacted at **832-819-4066.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 13, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Hiford Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



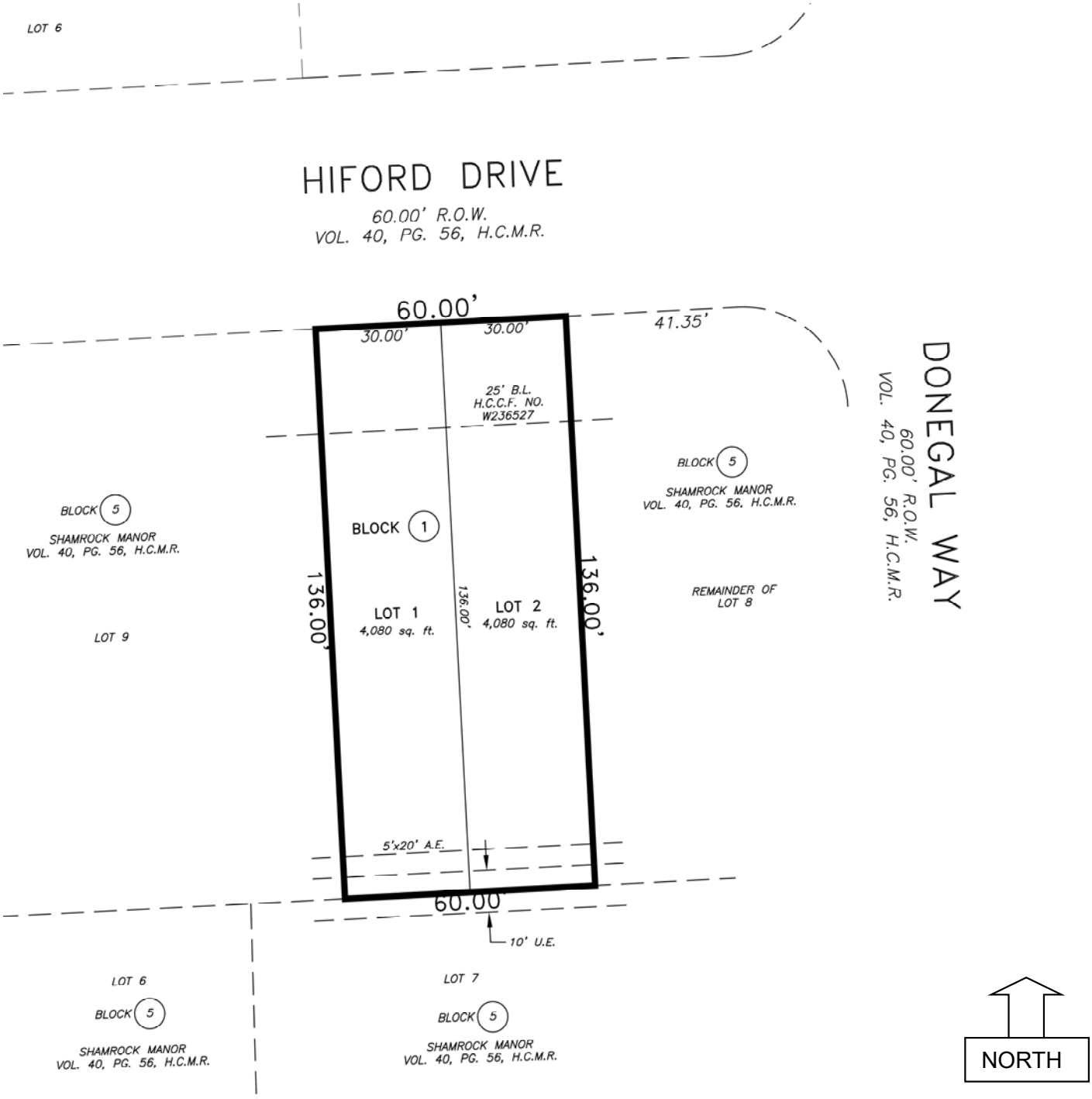
C – Public Hearings Site Location

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Hiford Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 129

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Hiford Place

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

June 15, 2023

Dear Property Owner:

Reference Number: 2023-1222; Hiford Place; a partial replat of **Shamrock Manor;** being portion of Lot 8, Block 5, as recorded in Vol. 40, Pg. 56 of the Harris County Map Records.

The property is located south along Hiford Drive and west of Donegal Way. The purpose of the replat is to create two single-family residential lots. The applicant, **Uriel Figueroa,** with **PLS CONSTRUCTION LAYOUT, INC,** on behalf of 3h Engineering & Construction, Inc., the developer, can be contacted at **713-480-4075**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chap4ter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at planning.publichearing@houstontx.gov or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 13, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

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Terminology

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

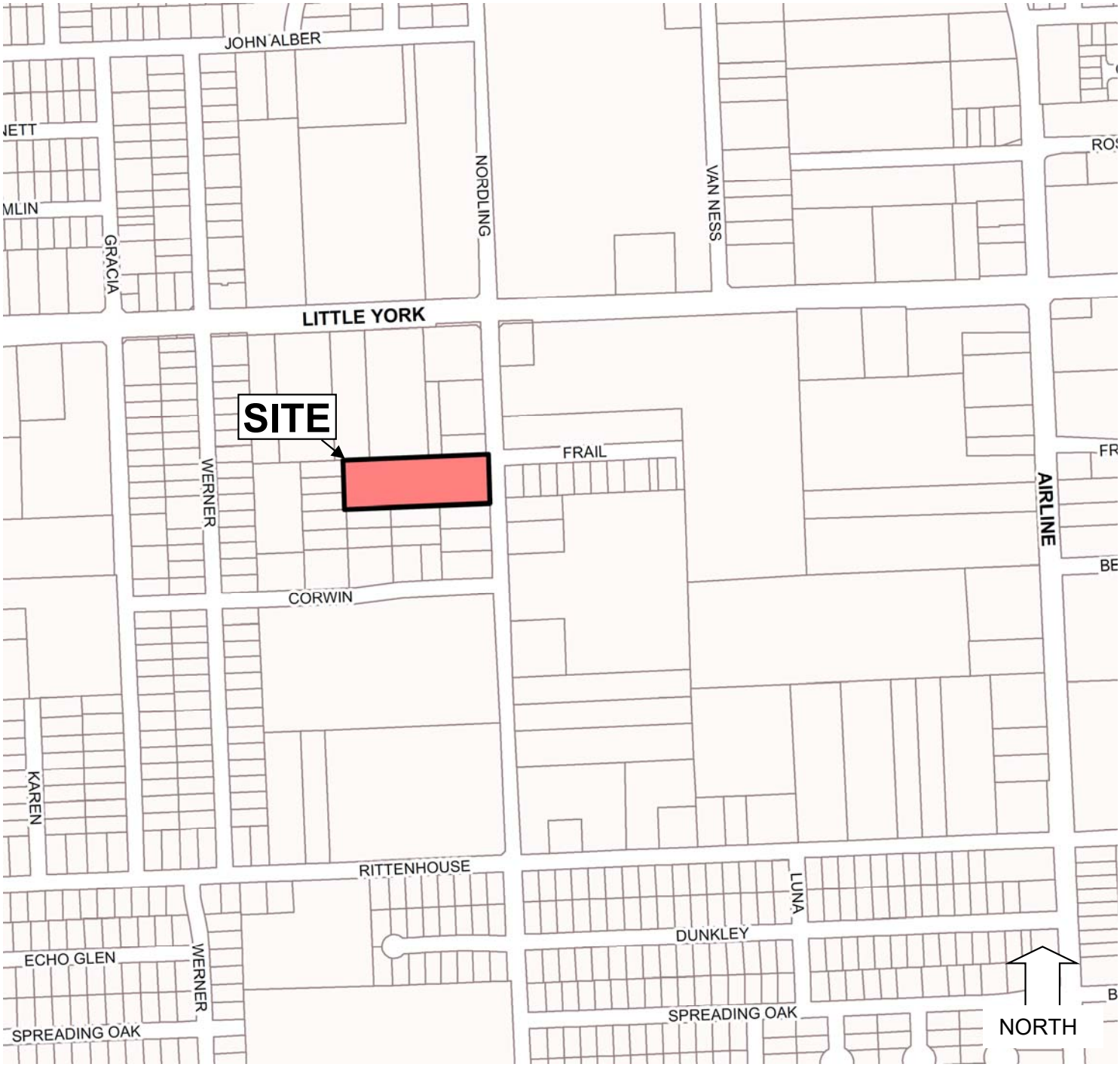
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Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Little York partial replat no 3

Applicant: CE Engineers & Development Consultants Inc



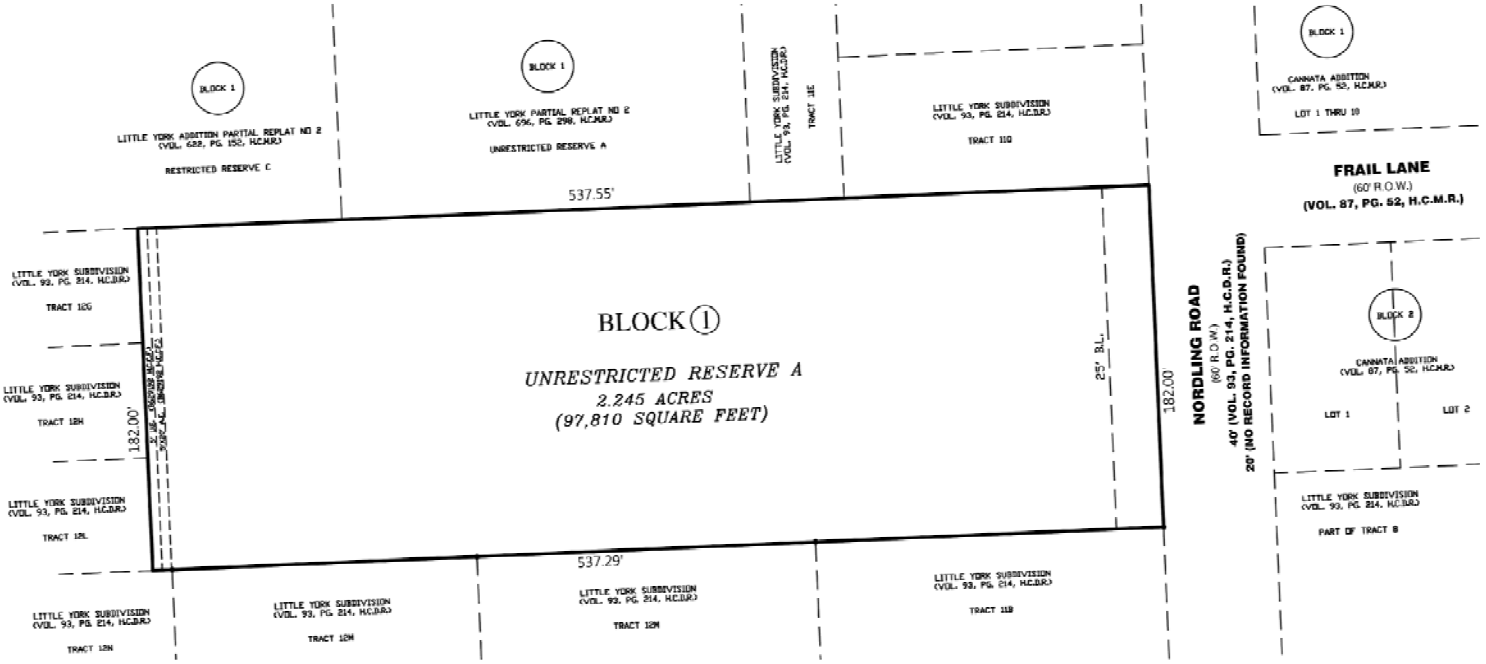
C – Public Hearings Site Location

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Little York partial replat no 3

Applicant: CE Engineers & Development Consultants Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 130

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Little York partial replat no 3

Applicant: CE Engineers & Development Consultants Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 15, 2023

Dear Property Owner:

Reference Number: 2023-1145; Little York partial replat no 3; a replat of Little York, being part of Lots 11 and 12, Block 34, as recorded in Vol. 93, Pg. 214 of the Harris County Deed Records.

The property is located between E Little York Rd and Corwin St, east of US-45, west of Airline Dr. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Melissa Lopez**,** with CE Engineers & Development Consultants can be contacted at **726-437-3840.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 13, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Planning Department Staff Authority and Obligation

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Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Manors on Live Oak

Applicant: Total Surveyors, Inc.



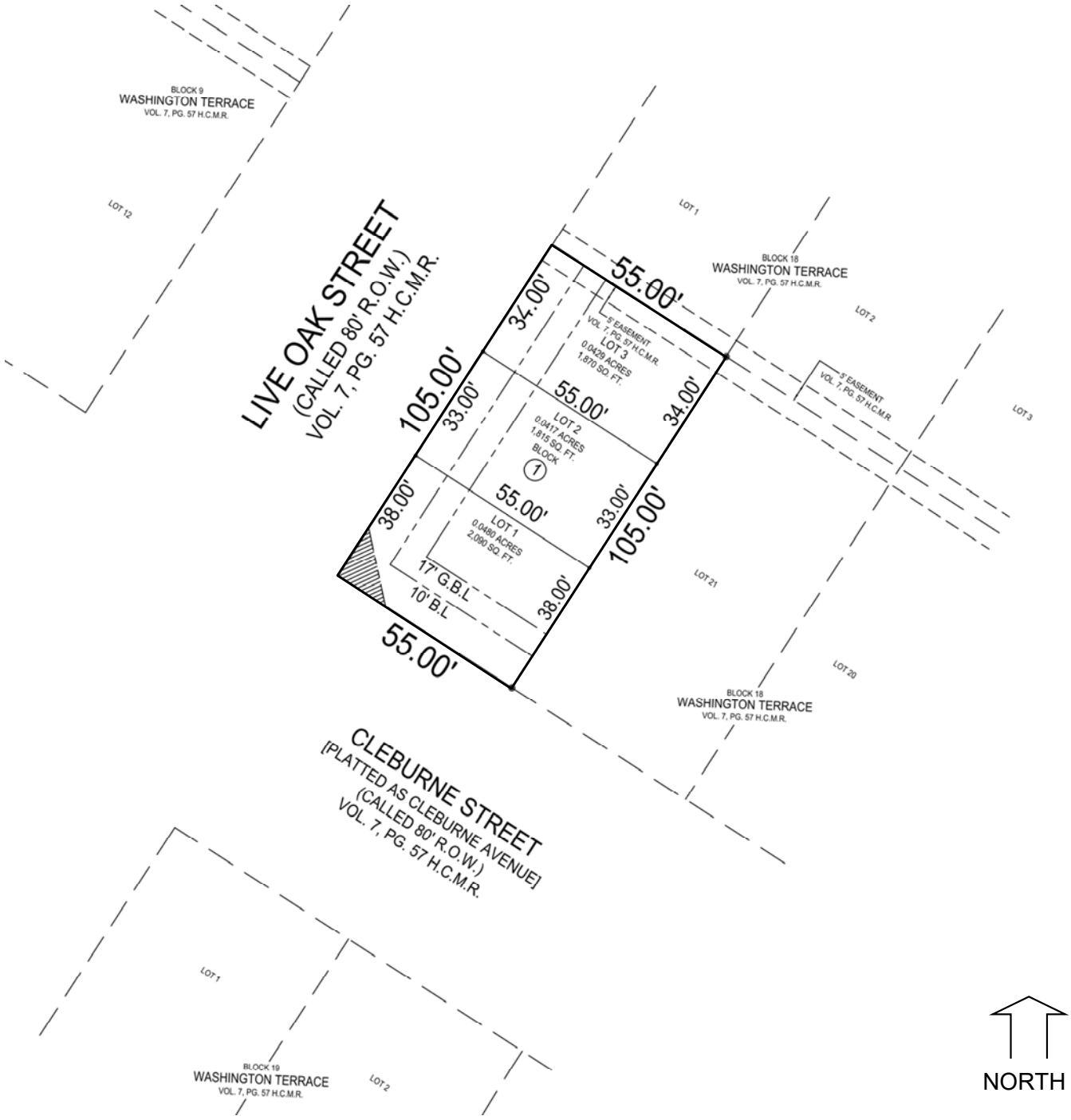
C – Public Hearings Site Location

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Manors on Live Oak

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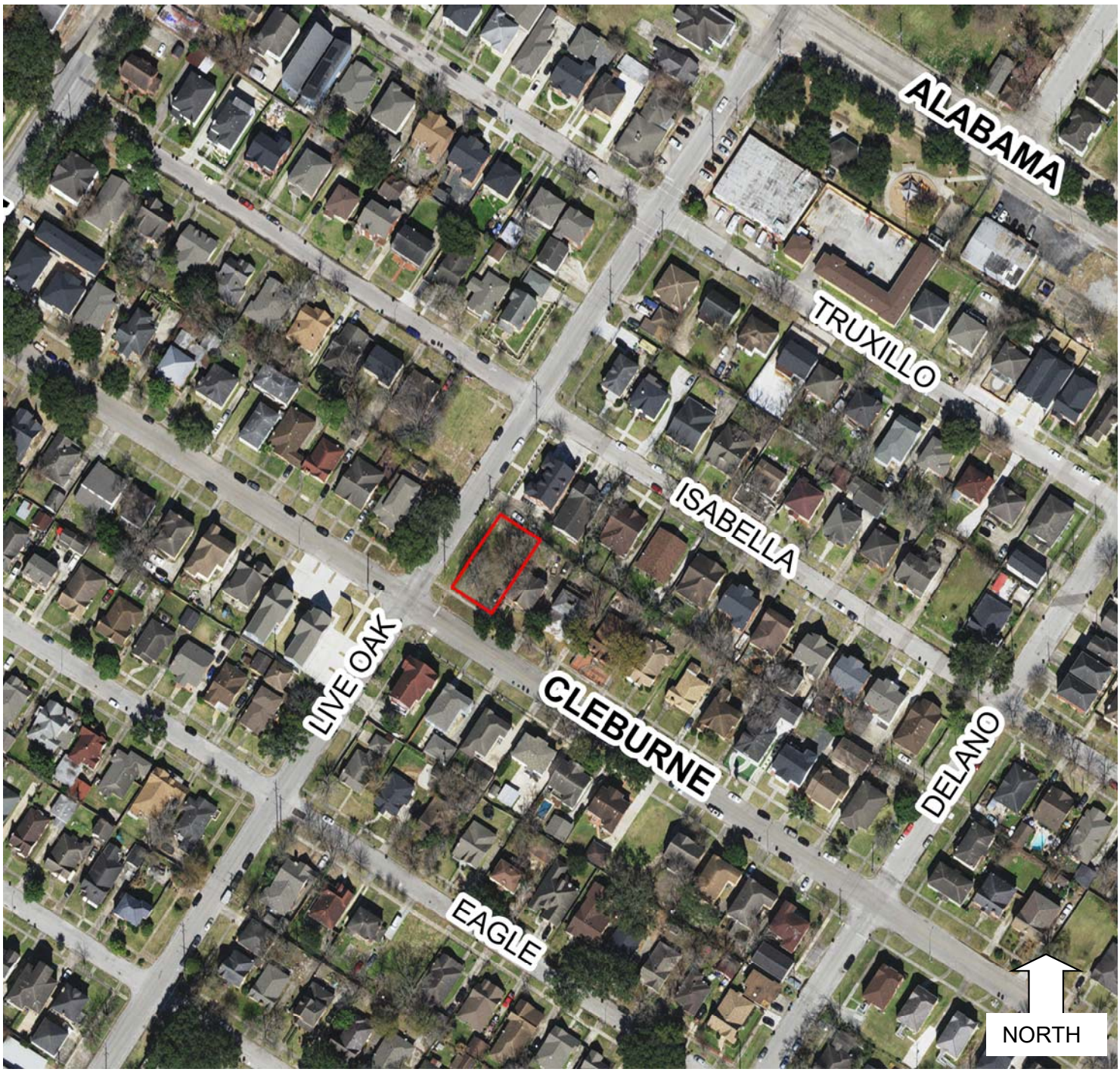
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 131

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Manors on Live Oak

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 16, 2023

Dear Property Owner:

Reference Number: 2023-1117; Manors on Live Oak; a partial replat of "**Washington Terrace**," being Lot 22, in Block 18, as recorded in Volume 7, Page 57 of the Harris County Map Records.

The property is located at the northeastern intersection of Live Oak Street and Cleburne Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Kevin Kolb,** with Total Surveyors, Inc., on behalf of the developer, can be contacted at **281-479-8719.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
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City Hall Annex Building, 900 Bagby Street
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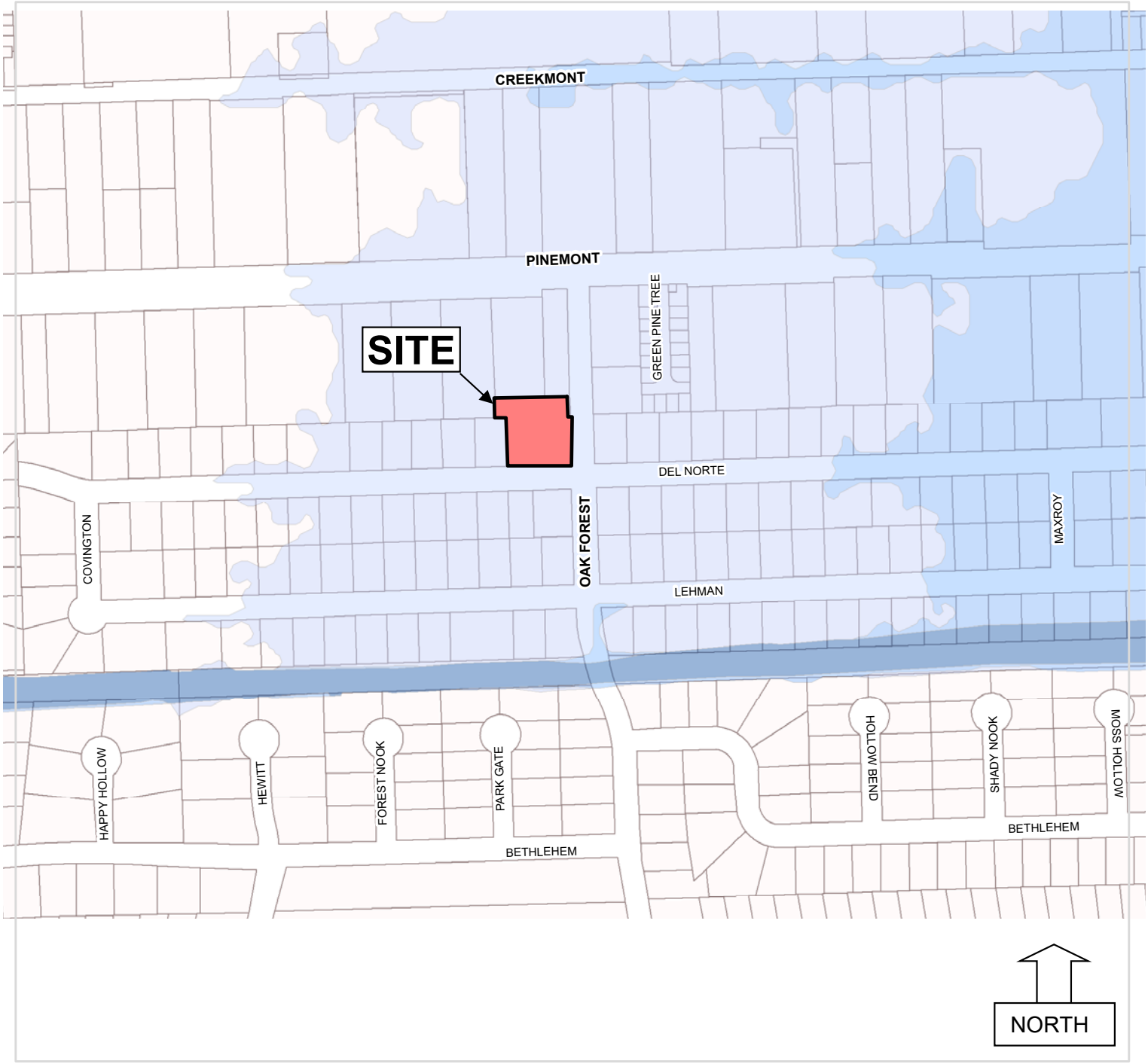
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Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Oak Forest Villas (DEF 1)

Applicant: Quiddity Engineering



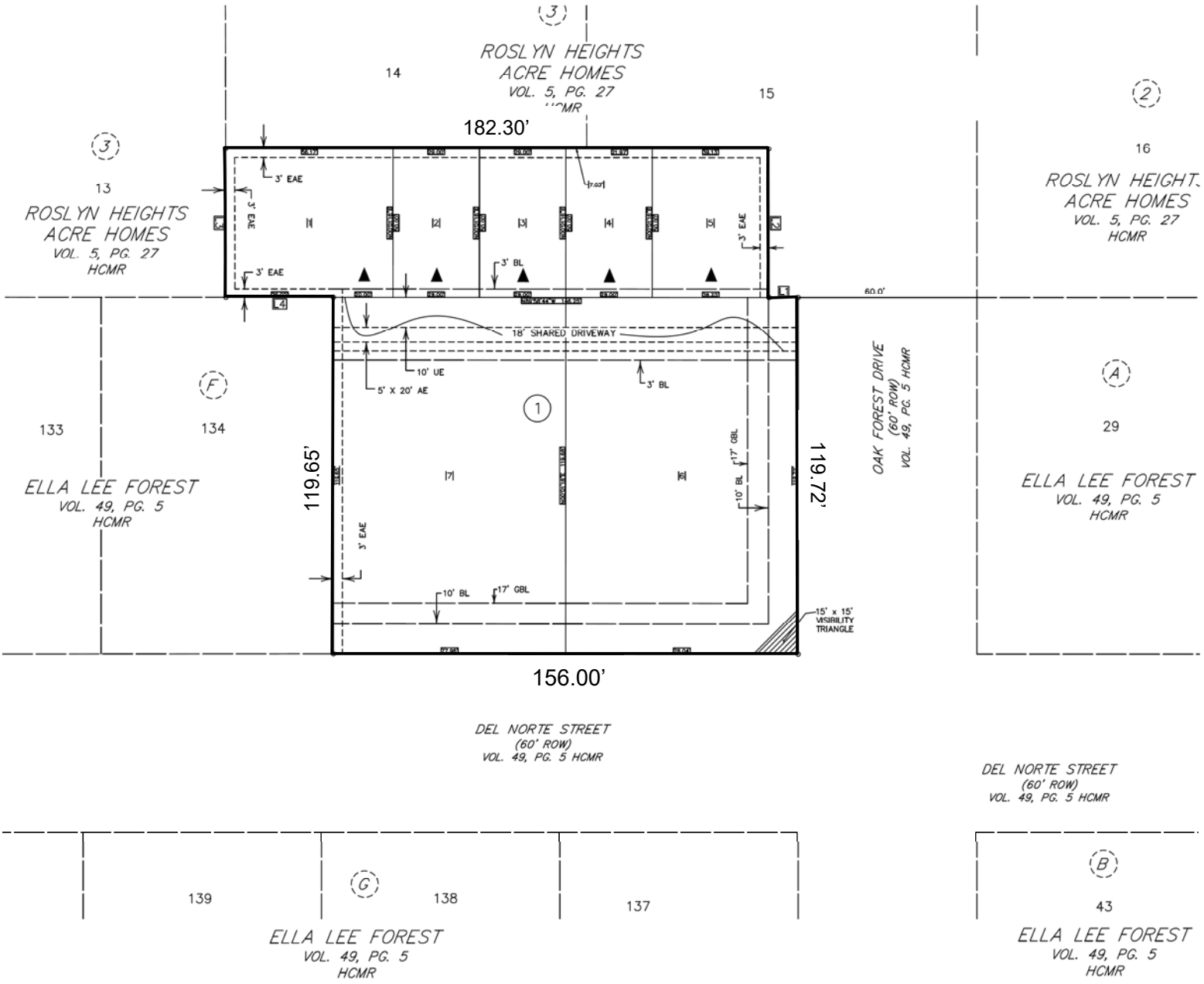
C – Public Hearings Site Location

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Oak Forest Villas (DEF 1)

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 132

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Oak Forest Villas (DEF 1)

Applicant: Quiddity Engineering



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

June 1, 2023

Dear Property Owner:

Reference Number: 2023-1081; Oak Forest Villas; a partial replat of "Ella Lee Forest" and "Roslyn Heights Acre Homes Section 2," being Lots 135 and 136, in Block F, as recorded in Vol. 49, Pg. 5 H.C.M.R. and portion of Lots 14 and 15, in Block 3, as recorded in Vol.5, Pg. 27 H.C.M.R., respectively.

The property is located at the northwest intersection of Del Norte Street and Oak Forest Drive. The purpose of the replat is to create seven (7) single-family residential lots. The applicant, **Mikalla Hodges,** with Quiddity Engineering, on behalf of Randy Hargrove, the developer, can be contacted at **281-363-4039.**

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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 22, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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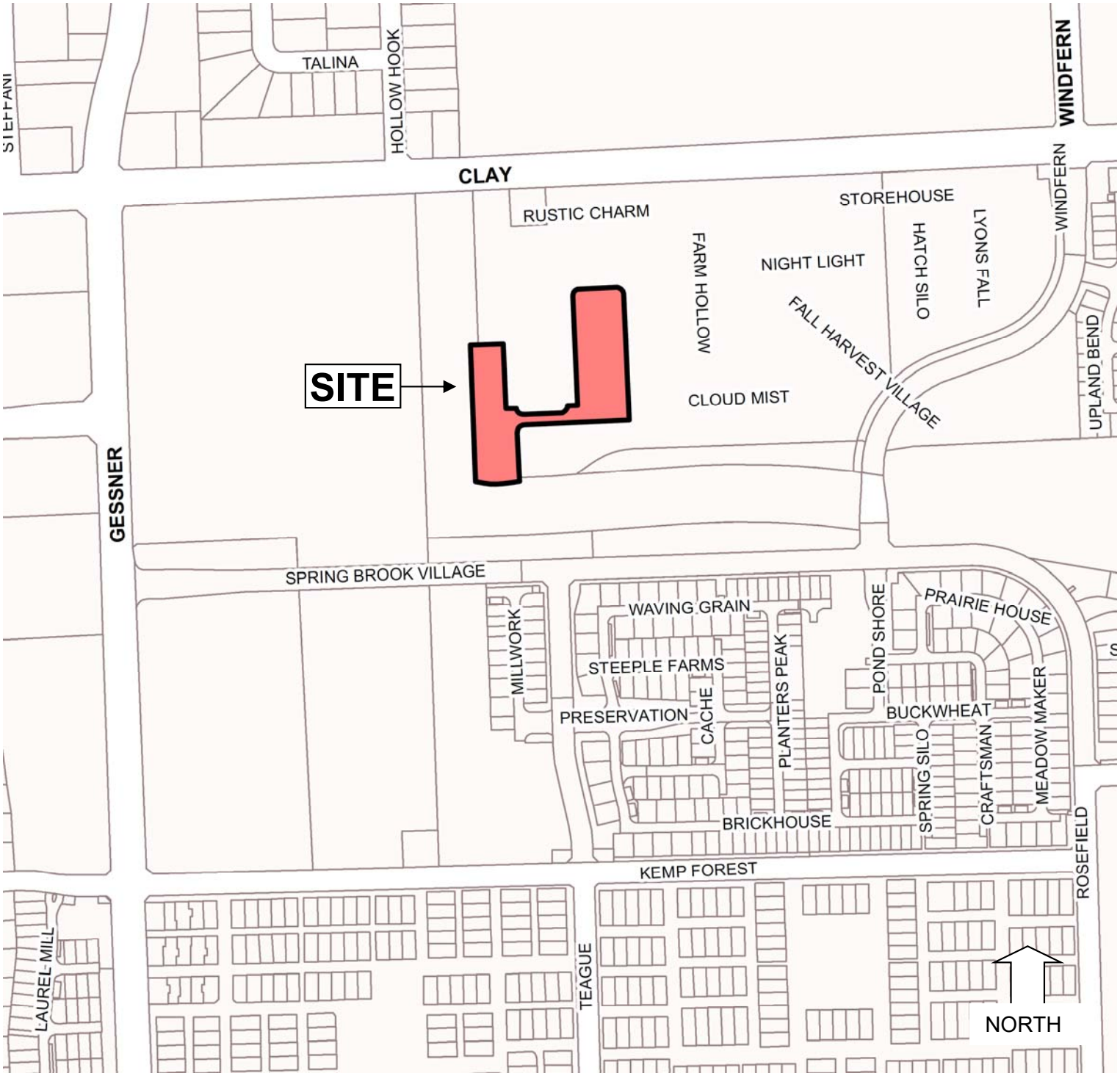
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Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Pinecrest Sec 7 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings Site Location

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Pinecrest Sec 7 partial replat no 1

Applicant: Quiddity Engineering



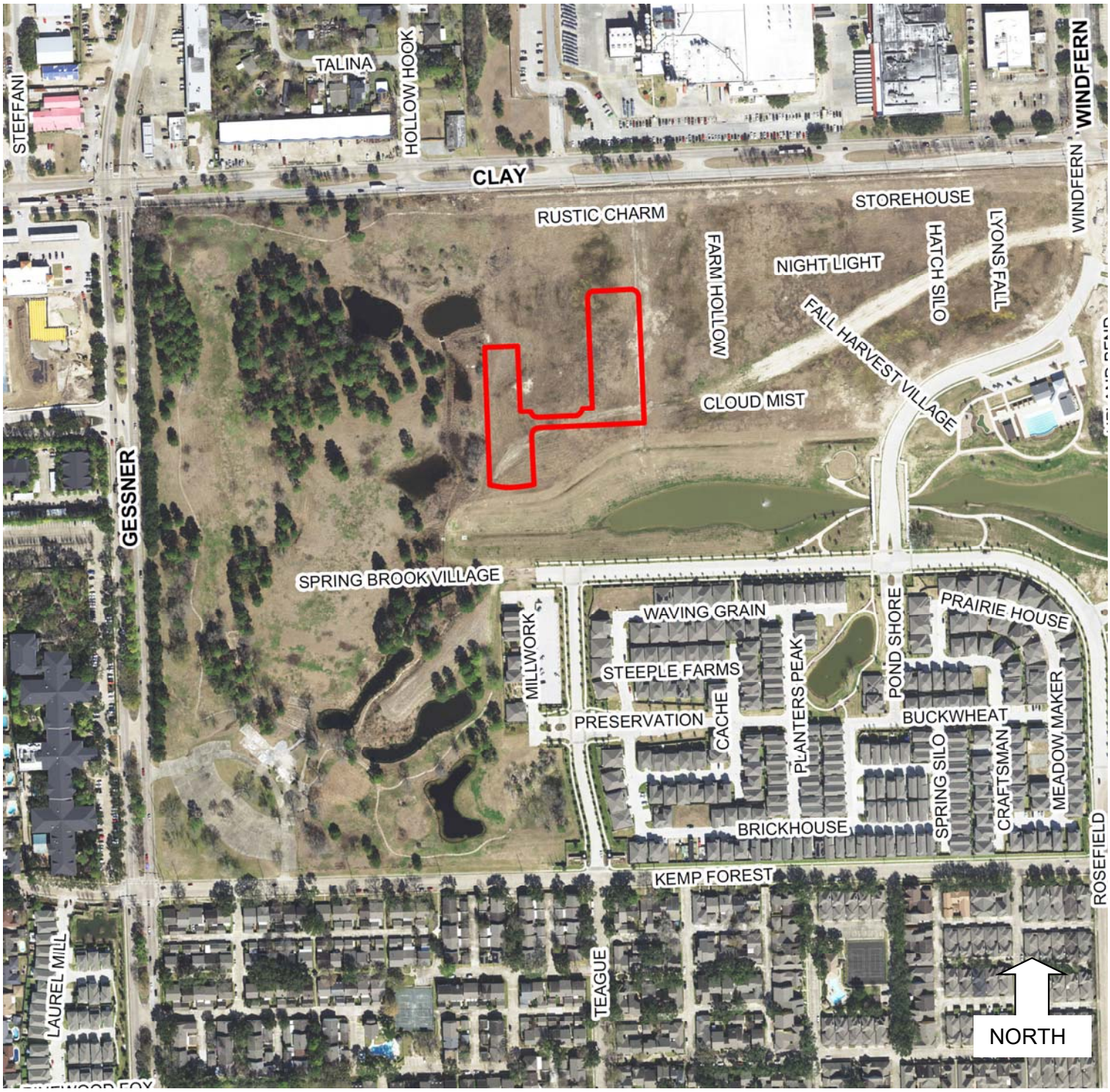
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 133

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Pinecrest Sec 7 partial replat no 1

Applicant: Quiddity Engineering



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PH

June 15, 2023

Dear Property Owner:

Reference Number: 2023-1268; Pinecrest Sec 7 partial replat no 1; a replat of Pinecrest Sec 7, being Lots 15-24, and a portion of Reserve "FF" in Block 3, and all of Block 6 as recorded in Film Code No. 701180 of the Harris County Map Records.

The property is located along Cloud Mist Drive, East of Gessner Road and south of Clay Road. The purpose of the replat is to create thirty (30) residential lots and seven (7) reserves as part of a private street development, removing existing reserves "U" and "P" from block 6. The applicant, **Mikalla Hodges,** with Quiddity Engineering, on behalf of Meritage Homes of Texas LLC, the developer, can be contacted at **281-363-4039.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

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City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

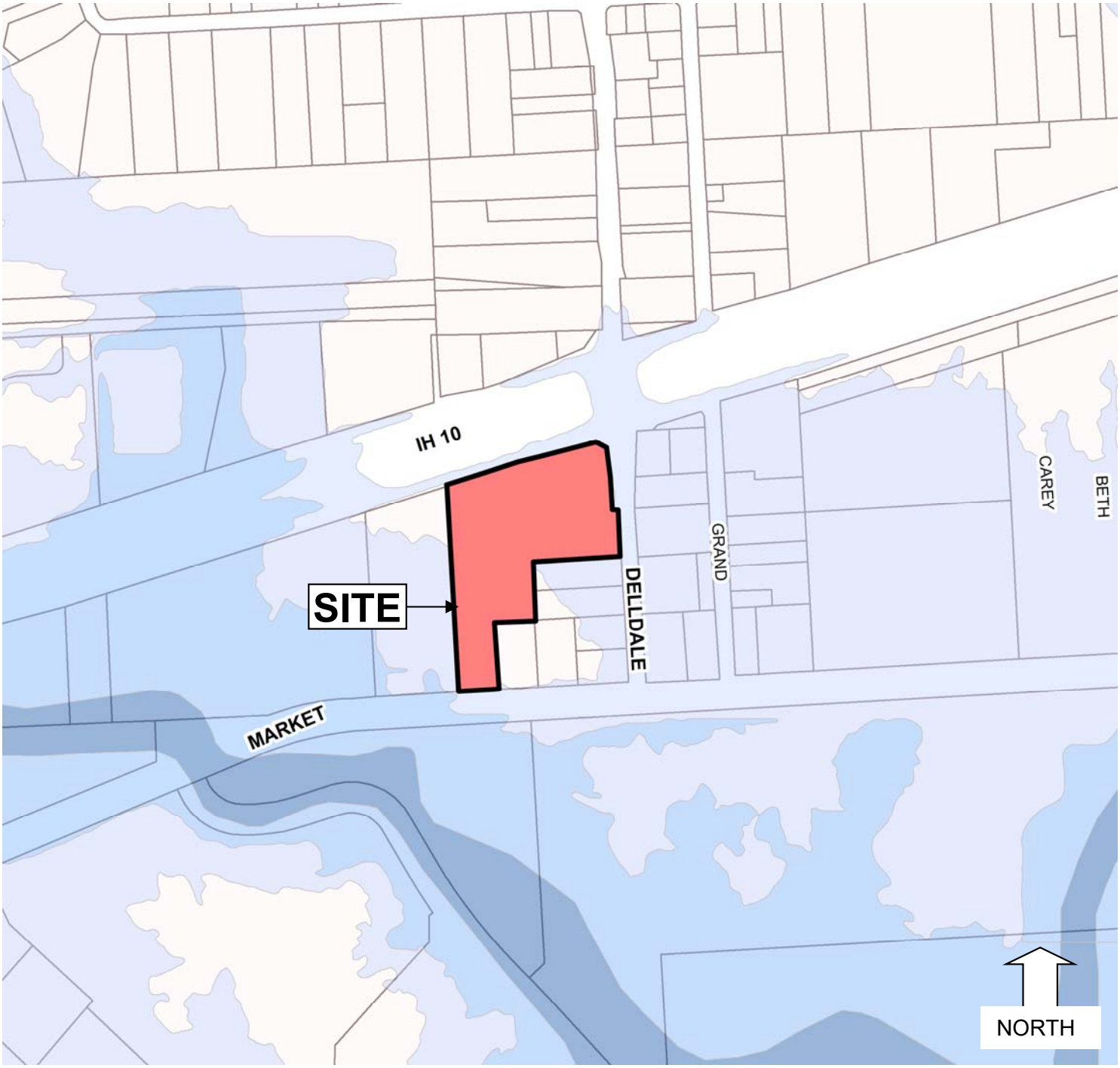
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Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: QuickTrip Store No 7951 (DEF 1)

Applicant: Matkin Hoover Engineering



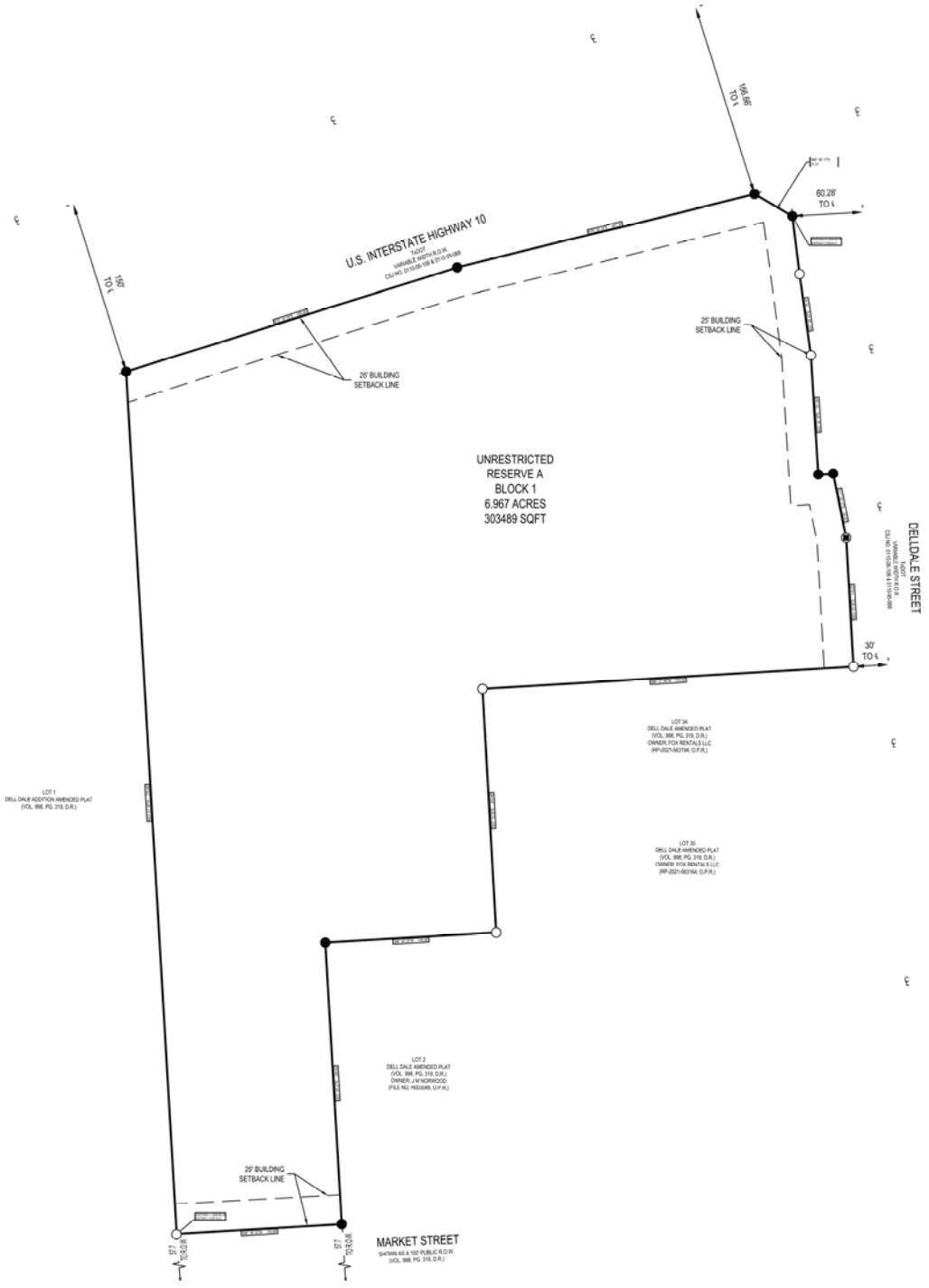
C – Public Hearings Site Location

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 07/13/2023**

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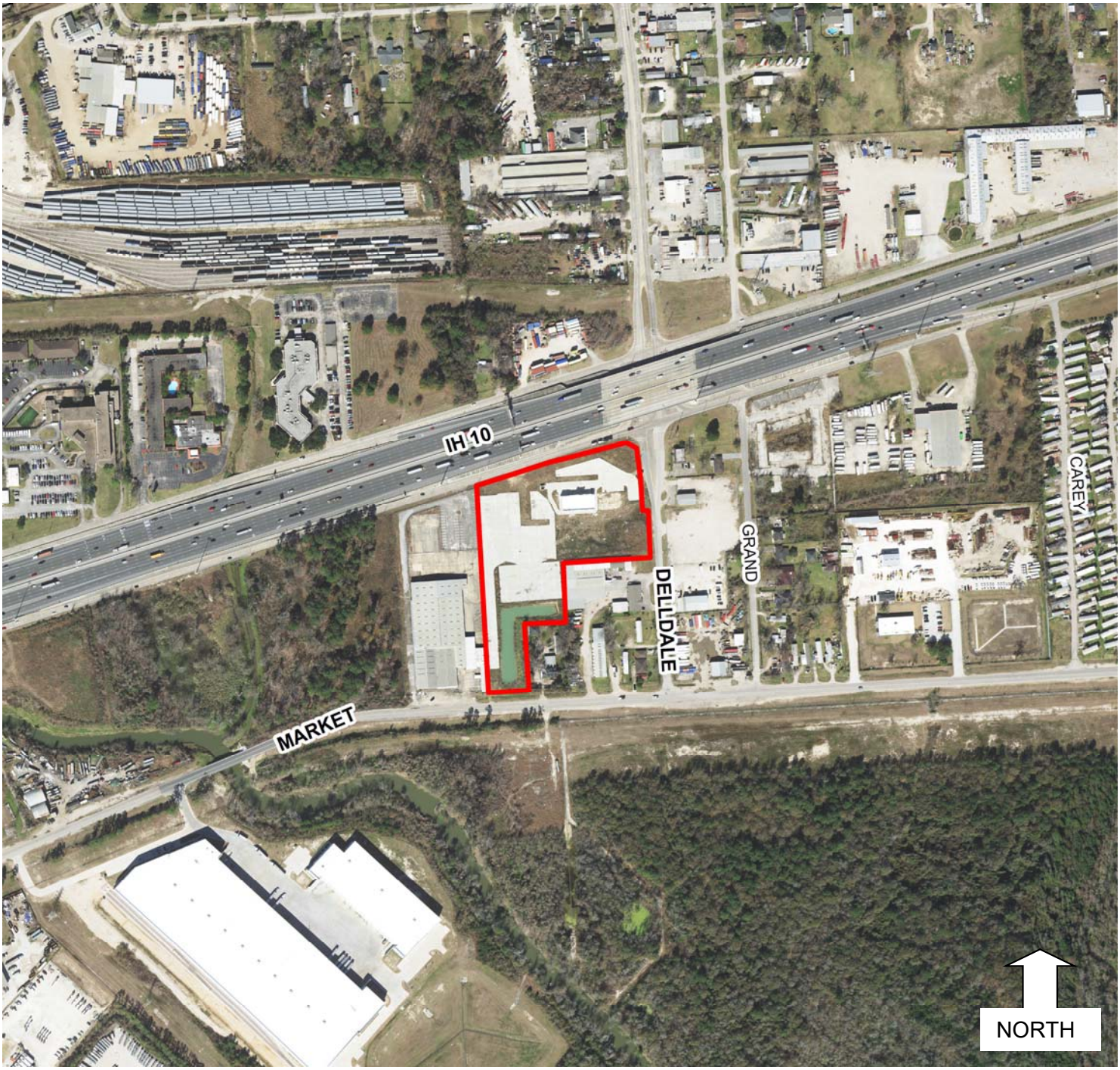
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 134

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: QuickTrip Store No 7951 (DEF 1)

Applicant: Matkin Hoover Engineering



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 2, 2023

Dear Property Owner:

Reference Number: 2023-0906; QuikTrip Store No 7951; a full replat of Unrestricted Reserve 'A', Block 1, under Film Code No. 636297 of the Harris County Map Records. This proposal also includes the partial replatting of 'Amended Plat of Dell Dale Addition,' the remaining portion of Lot 32, and all of Lots 33, 1, 53, 54, and Reserve G, as recorded in Volume 998, page 319 of the Deed Records of Harris County.

The property is located along East IH 10 Freeway, north of Market Street Road, and west of Dell Dale Avenue. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Graham Cook,** with Matkin Hoover Engineering, on behalf of QuikTrip Corporation, the developer, can be contacted at **830-249-0600.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 22, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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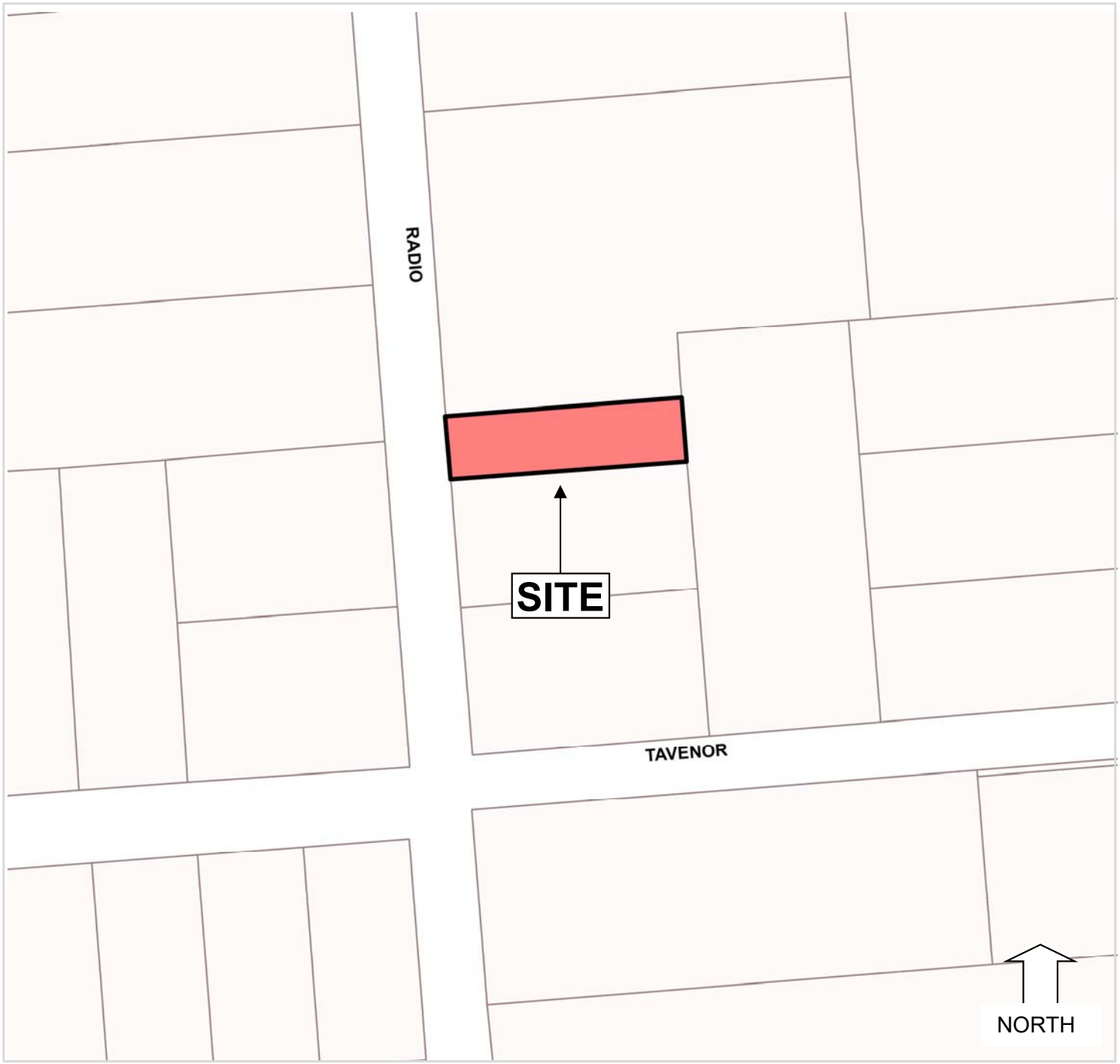
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Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Views at Radio Road replat no 2

Applicant: PLS Construction Layout, INC



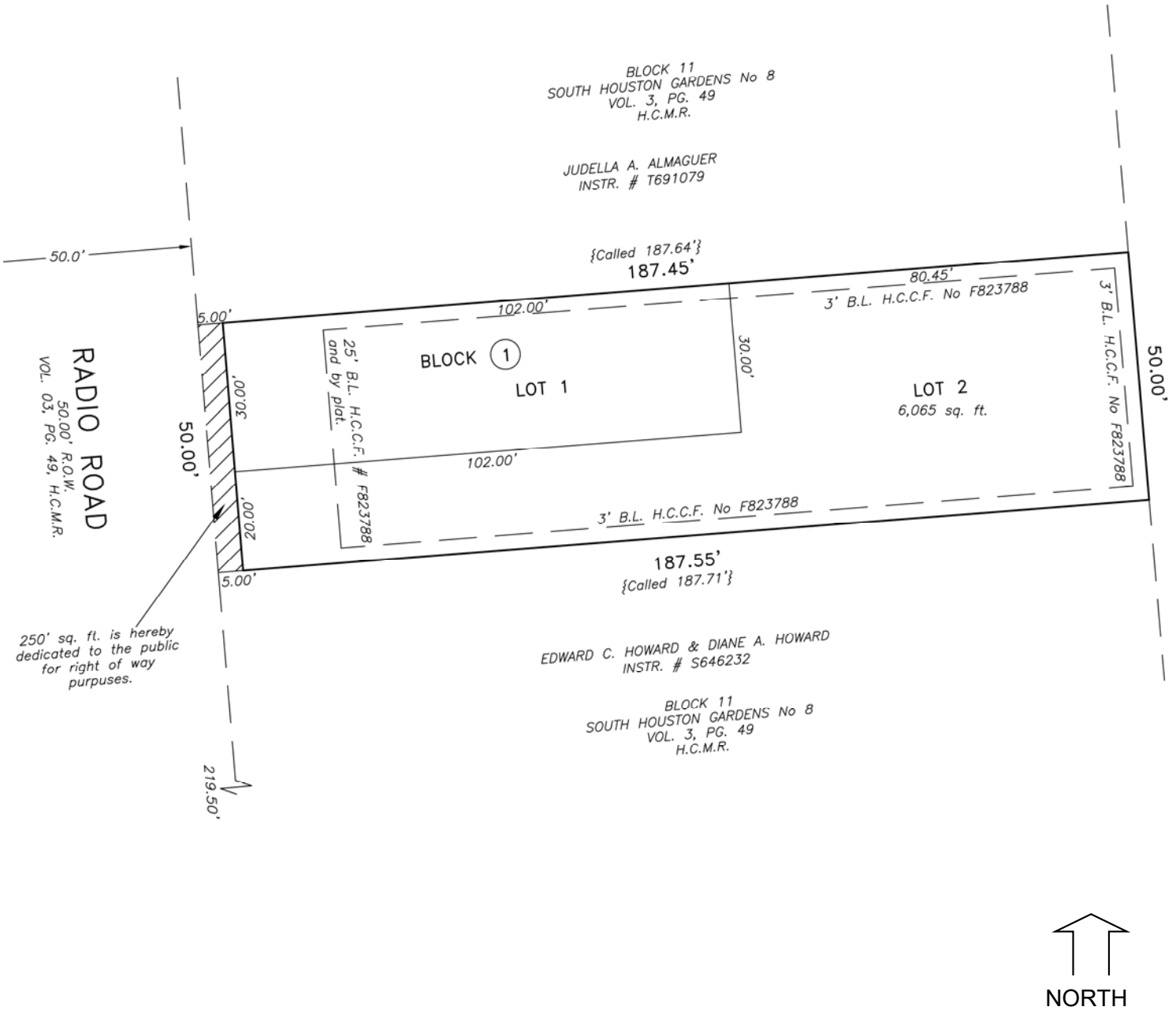
C – Public Hearings Site Location

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 07/13/2023**

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C – Public Hearings Subdivision

Houston Planning Commission ITEM: 135

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Views at Radio Road replat no 2

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C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 15, 2023

Dear Property Owner:

Reference Number: 2023-1210; Views at Radio Road replat no 2; a full replat of Radio Road replat no 1, being Lot 1 of block 1, as recorded in Film Code No. 699668 of the Harris County Map Records.

The property is located east along Radio Road and north Tavenor Lane. The purpose of the replat is to create two single family lots. The applicant, **Uriel Figueroa,** with PLS CONSTRUCTION LAYOUT, INC, on behalf of 3h Engineering & Construction, Inc, the developer, can be contacted at **713-480-4075**

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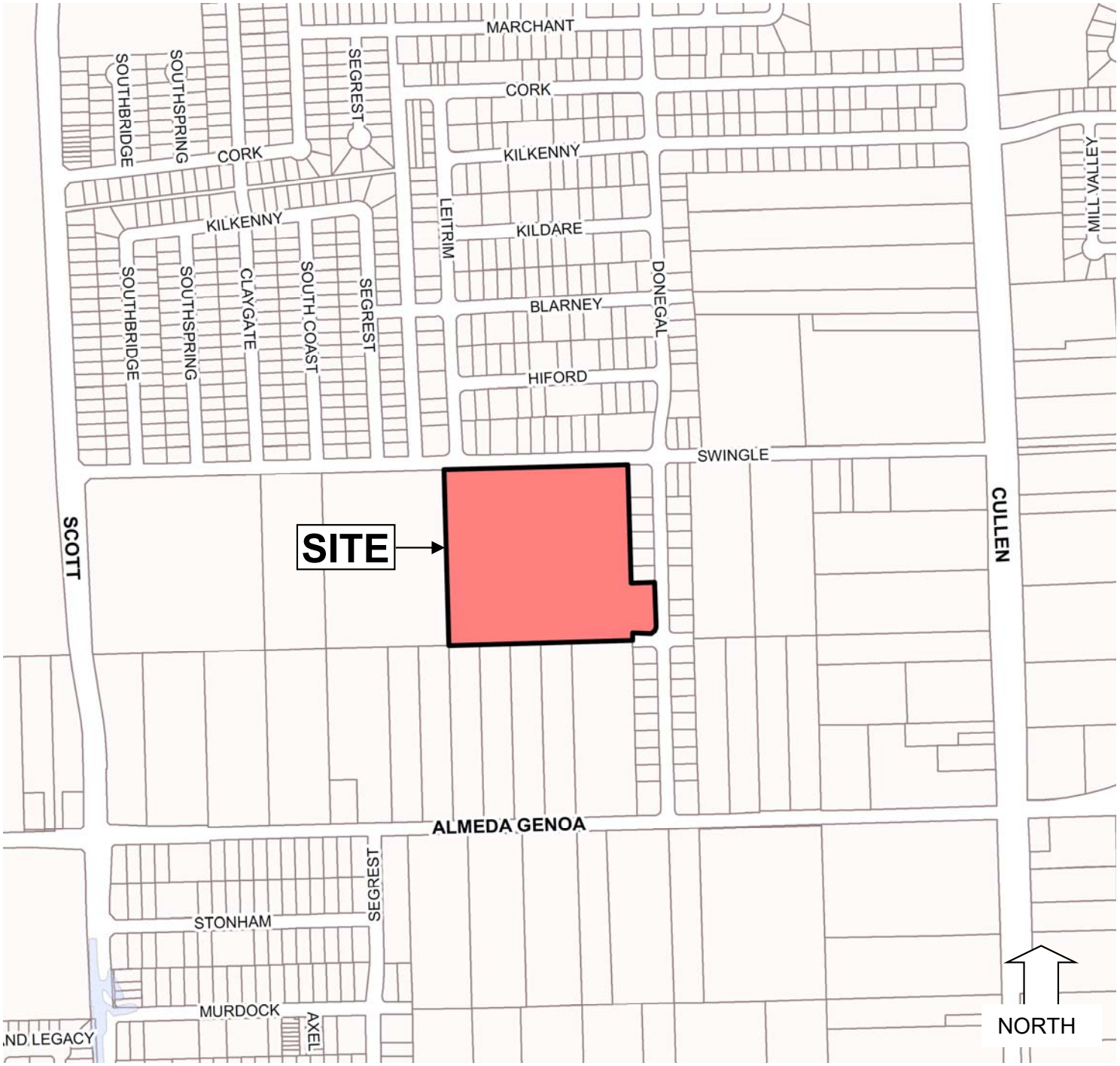
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Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: W H Holdings Addition

Applicant: JPH



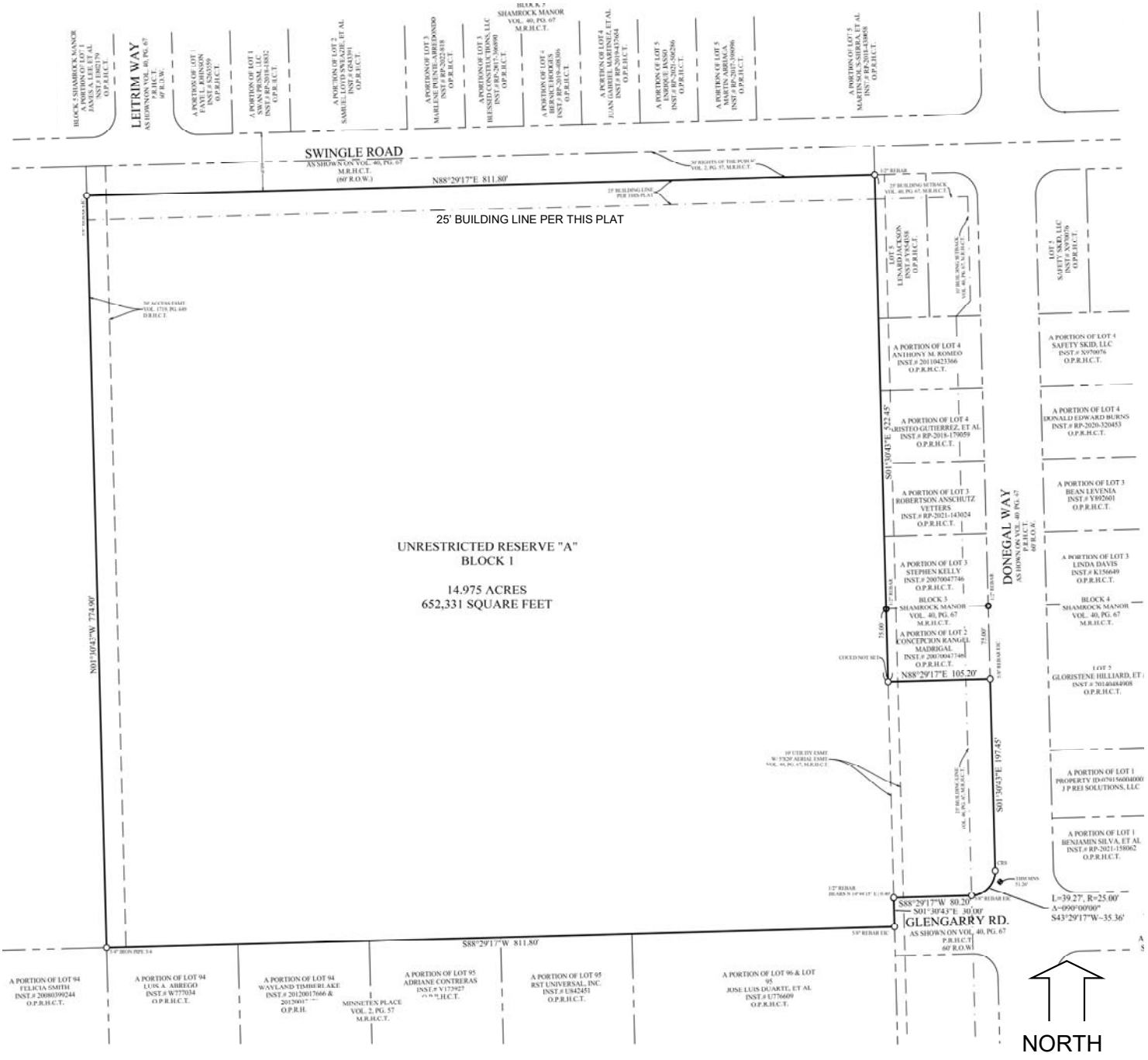
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: W H Holdings Addition

Applicant: JPH



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 136

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: W H Holdings Addition

Applicant: JPH



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1153
Plat Name: W H Holdings Addition
Applicant: JPH
Date Submitted: 05/26/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Requesting variance to exceed local intersection spacing by not extending Glengarry Drive
Chapter 42 Section: 134

Chapter 42 Reference:
Chapter 42 - 143

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

GLENGARRY ROAD DOES NOT CURRENTLY PROVIDE ACCESS TO OTHER PUBLIC STREETS. THE RIGHT-OF-WAY DOES NOT LEAD TO ANOTHER PUBLIC STREET. THERE ARE SEVERAL PRIVATE PROPERTIES THAT SURROUND THIS AREA THAT WOULD PROHIBIT THE EXTENSION OF THE RIGHT-OF-WAY.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

GLENGARRY ROAD DOES NOT CURRENTLY PROVIDE ACCESS TO OTHER PUBLIC STREETS. THE RIGHT-OF-WAY DOES NOT LEAD TO ANOTHER PUBLIC STREET. THERE ARE SEVERAL PRIVATE PROPERTIES THAT SURROUND THIS AREA THAT WOULD PROHIBIT THE EXTENSION OF THE RIGHT-OF-WAY.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

PER GOOGLE IMAGERY, THE GLENGARRY ROAD RIGHT-OF-WAY EXISTED PRIOR TO THE DEVELOPMENT OF THE AREA. THE APPLICANT DID NOT IMPOSE THE HARDSHIP OF DEDICATING THE EXISTING RIGHT-OF-WAY.

(3) The intent and general purposes of this chapter will be preserved and maintained;

THE REQUEST TO NOT DEDICATE RIGHT-OF-WAY DOES NOT AFFECT CHAPTER 42 139. THE INTENT AND PURPOSES OF THIS CHAPTER WOULD NOT BE AFFECTED AS THEY COULD STILL BE APPLIED IN OTHER PARTS OF THE CITY WHERE APPLICABLE.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

THE REQUEST TO NOT DEDICATE RIGHT-OF-WAY WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, OR WELFARE. THE GLENGARRY ROAD RIGHT-OF-WAY WILL REMIAN AS IS, POSING NO RISK TO THE PUBLIC.

(5) Economic hardship is not the sole justification of the variance.

ECONOMIC HARDSHIP IS NOT THE JUSTIFICATION OF THE VARIANCE. THE JUSTIFICATION IS TO AVOID DEDICATING 30-FEET OF LAND TO RIGHT-OF-WAY THAT DOES NOT SERVE A CURRENT PURPOSE OR BENEFIT TO THE PUBLIC. HISTORICALLY, THE EXISTING GLENGARRY RIGHT-OF-WAY HAS BEEN AN UNIMPROVED PARTIAL AREA WITH NO USE TO THE PUBLIC. THE DEDICATION AND IMPROVEMENT OF THE RIGHT-OF-WAY WOULD INTERFERE WITH EXISTING LANDOWNER'S USAGE OF THE PROPERTY.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PHV

June 15th, 2023

Dear Property Owner:

Reference Number: 2023-1153: W H Holdings Addition; a partial replat of Minnitex Place and Shamrock Manor, being part of Lots 51, as recorded in Volume 2 page 57 of the H.C.M.R and being lot 1 and a portion of lot 2 of block 3, as recorded in Volume 40 Page 67 of the H.C.M.R.

The property is located south of Bingle Road and west of Donegal Way. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Colt Chenault**,** with WGA Consultants Engineers can be contacted at **713-474-2438**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: West 12th Street Manors

Applicant: Total Surveyors Inc



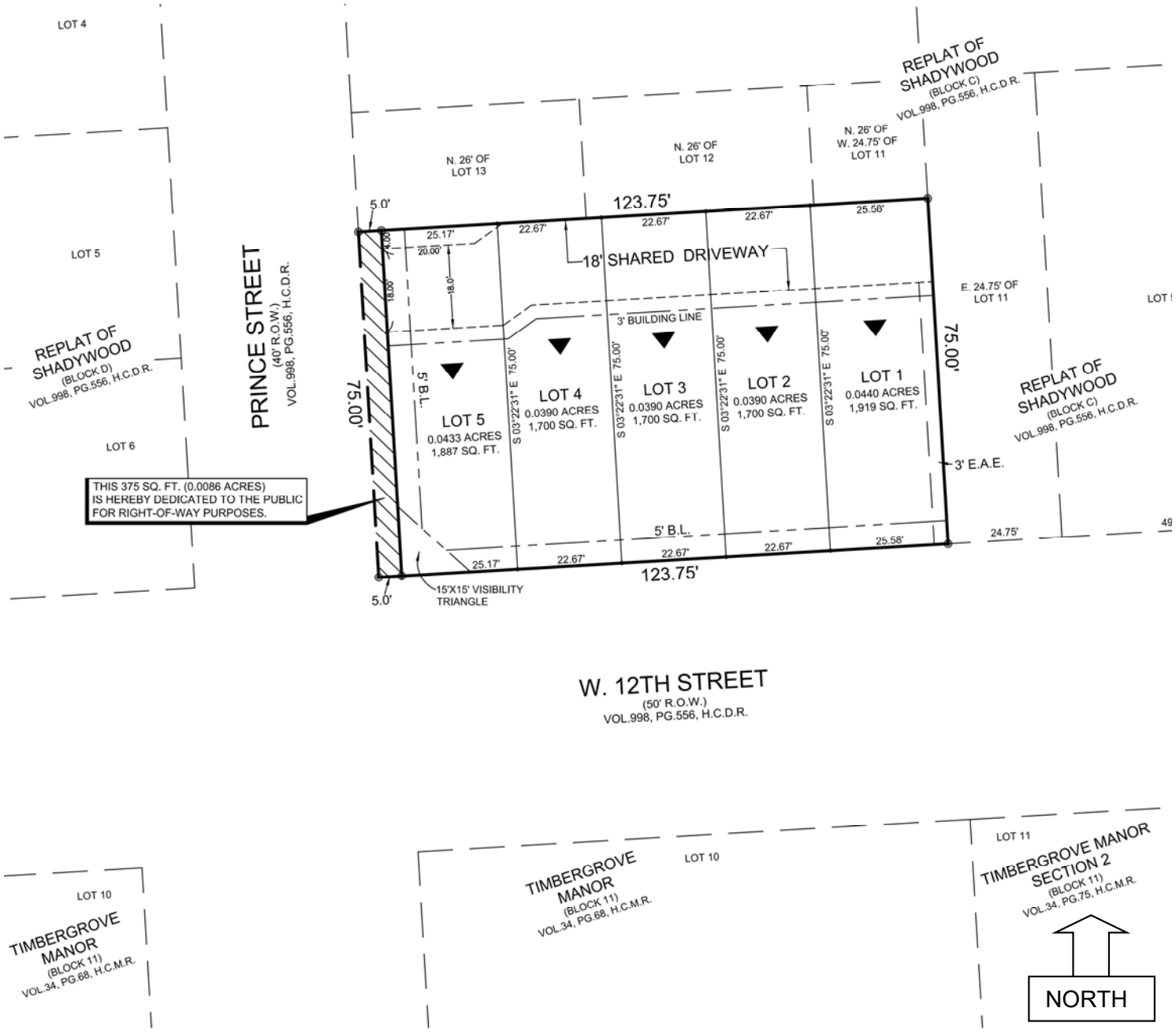
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: West 12th Street Manors

Applicant: Total Surveyors Inc



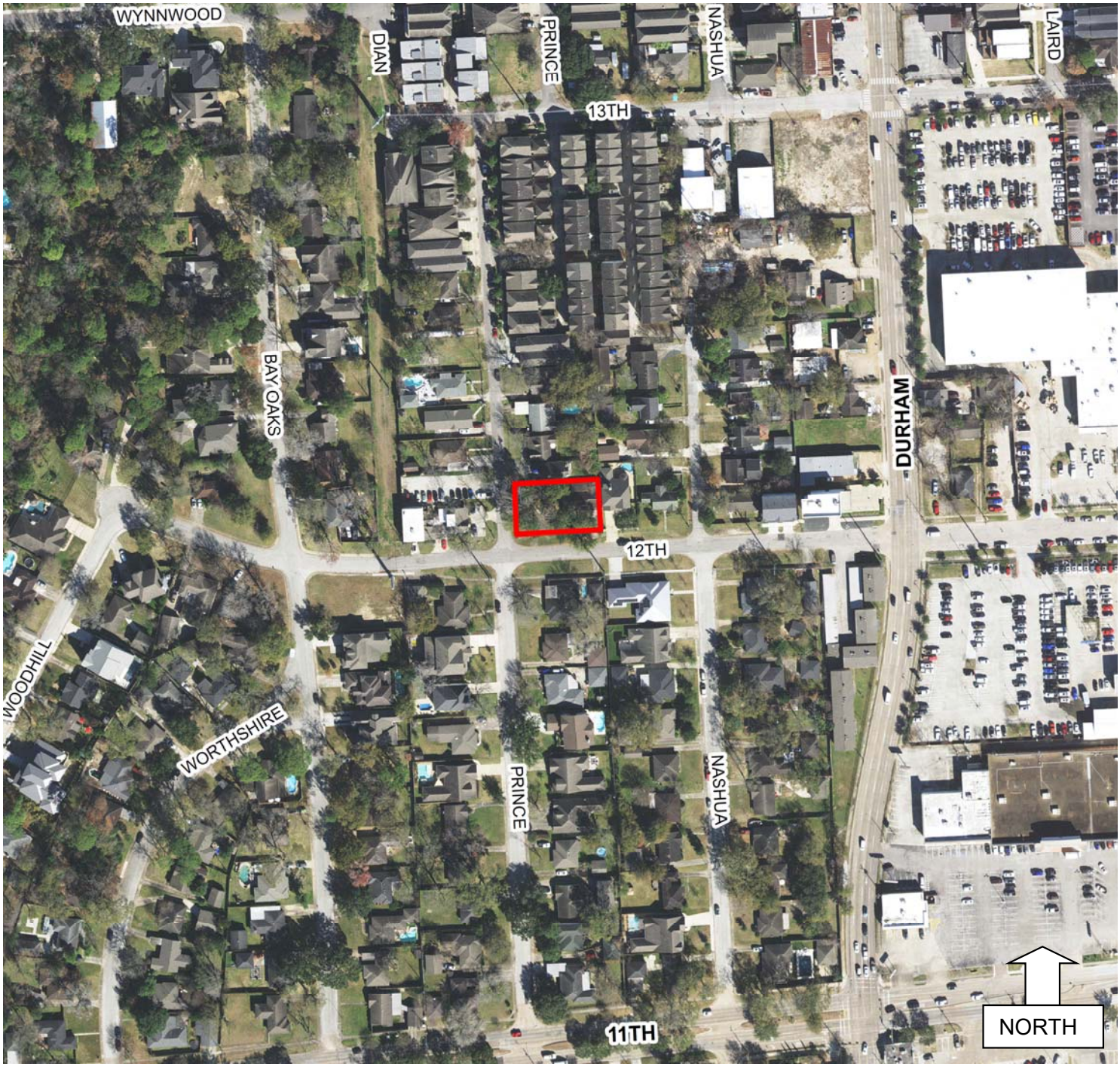
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 137

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: West 12th Street Manors

Applicant: Total Surveyors Inc



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1242
Plat Name: West 12th Street Manors
Applicant: Total Surveyors, Inc.
Date Submitted: 05/30/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a dedication of 5' of right-of-way, instead of the required 10' of dedication.
Chapter 42 Section: 42-122

Chapter 42 Reference:
Local streets (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

This site is located within the City of Houston, at the northeast intersection of W. 12th Street and Prince Street, both streets are local streets. This property was replatted in May of 1939, as Replat of Shadywood. In 1939 the Prince Street right-of-way was dedicated as 40' wide. Based on the current interpretation of Chapter 42, a dedication of 10' is required, based on one commercial property along the current block face, on the opposite side of the street. We are requesting a variance to only require a dedication of 5' of right-of-way, instead of the required 10'. Multiple properties have been replated on both side of this block face that have only dedicated 5'. There have been no developments to this point that have dedicated 10' feet. We feel that requiring the dedication 10' would create a stagger in the Prince Street right-of-way and would unfairly deprive the use of the property. All of the various properties within this block face are single family with the exception of one tract, located at the northwest corner of West 12th Street and Prince Street. The commercial property is located in a structure which looks like a single-family residence with parking lots around it. This project will utilize a shared driveway along the north side of the proposed residences, with front doors facing out to West 12th Street. With the variance, this development would create a clean pedestrian realm and allow continuous unobstructed sidewalks and drainage. Without the variance, the houses would need have driveway access to West 12th and not utilize a shared driveway for vehicular access.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting the variance are not the result of a hardship created or imposed by the applicant. The fact that all other developments along the Prince Street block face have only dedicated 5' of right-of-way and that there is only 1 property is not single family.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 will be preserved and maintained by granting the requested variance. Limiting the vehicular access to a shared driveway along Prince Street and keeping the West 12th Street right-of-way clear of the driveways and culverts, will provide a positive pedestrian experience along West 12th Street, as well as improved drainage.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By granting the variance to only required 5' of right-of-way dedication, a safer pedestrian realm will be created. This will allow a shared driveway to be utilized to provide vehicular access to the project, which will allow for pedestrian access to W. 12Th Street and a continuous unobstructed sidewalk.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance. The fact that all of the previous re-developed properties along the Prince Street block face have all only dedicated 5', creates the justification for the requested variance.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

Public Hearing Notice

PHV

June 16, 2023

Reference Number: 2023-1242; West 12th Street Manors; partial replatting of **Shadywood**: being a portion of Lots 11, 12 and 13, in Block C, as recorded in Volume 998, Page 556 of Harris County Deed Records.

The property is at the northeast intersection of Prince Street and W 12th Street. The purpose of the replat is to create five single-family residential lots with a shared driveway. The applicant, **Kevin Kolb,** with **Total Surveyors, Inc.**, on behalf of the developer, can be contacted at **281-479-8719.**

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

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PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 13th, 2023, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

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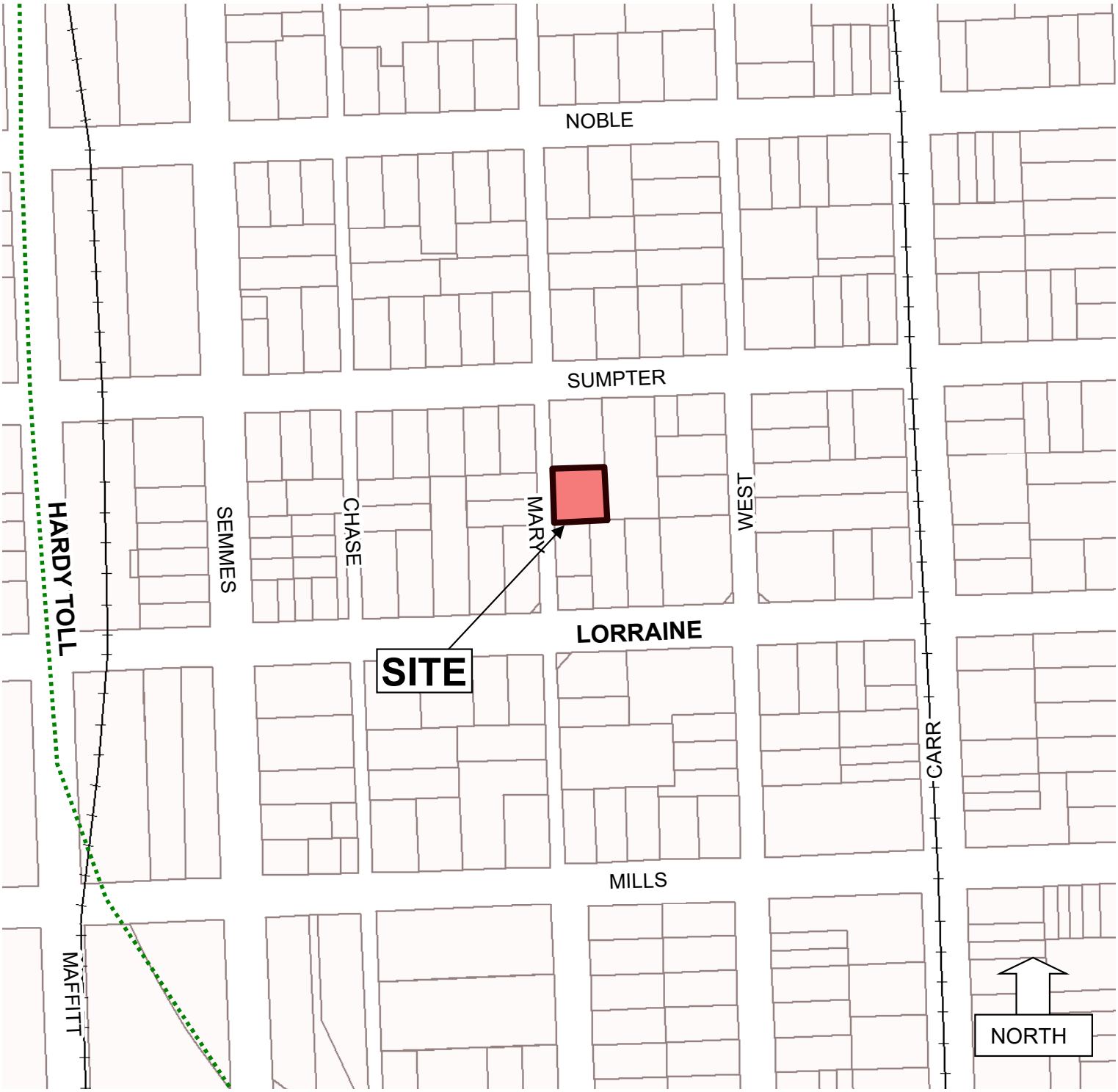
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Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Apolinar Estates (DEF 3)

Applicant: Chesterfield Development Services



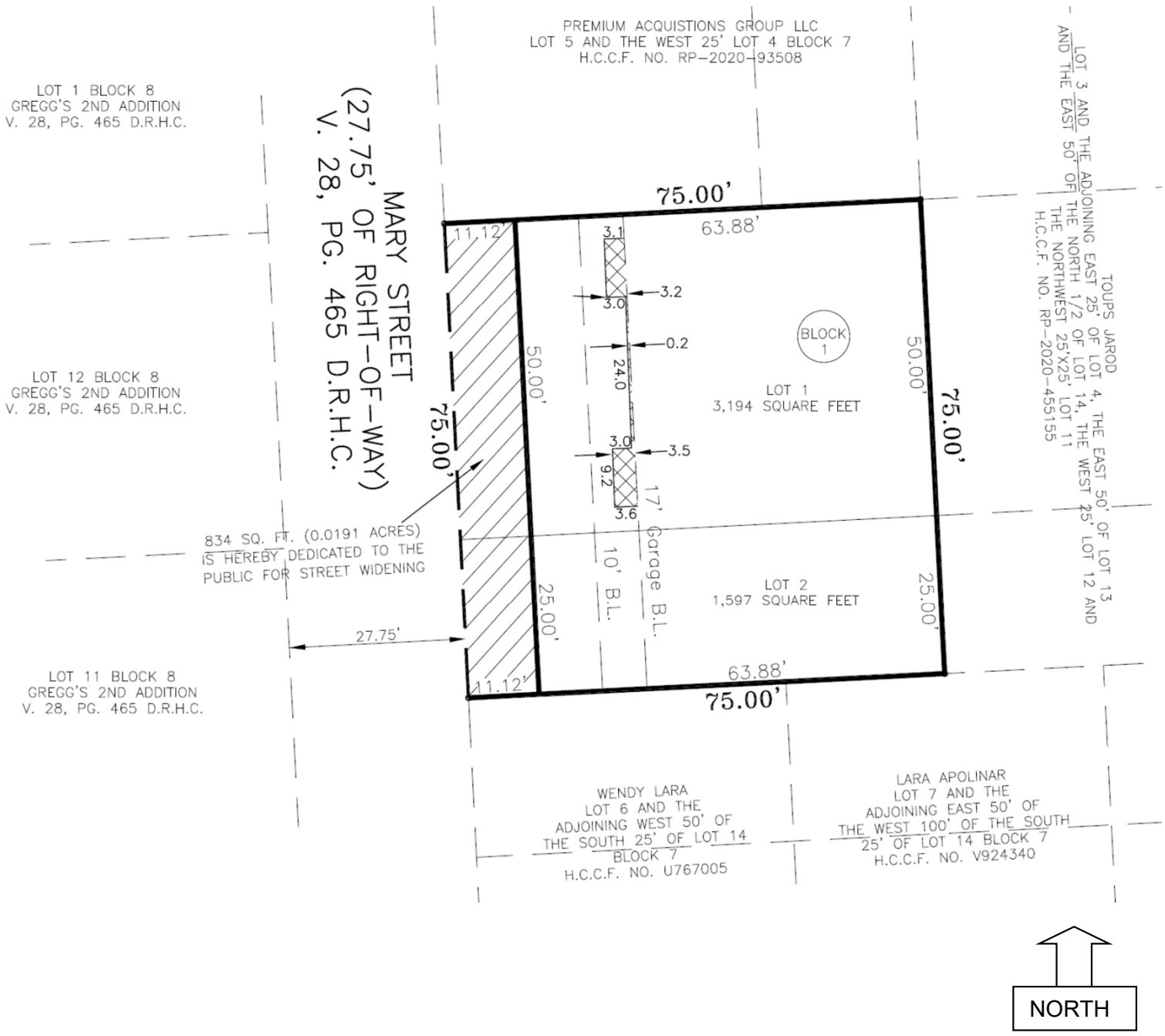
D – Variances **Site Location**

Houston Planning Commission ITEM: 138

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Apolinar Estates (DEF 3)

Applicant: Chesterfield Development Services



D – Variances

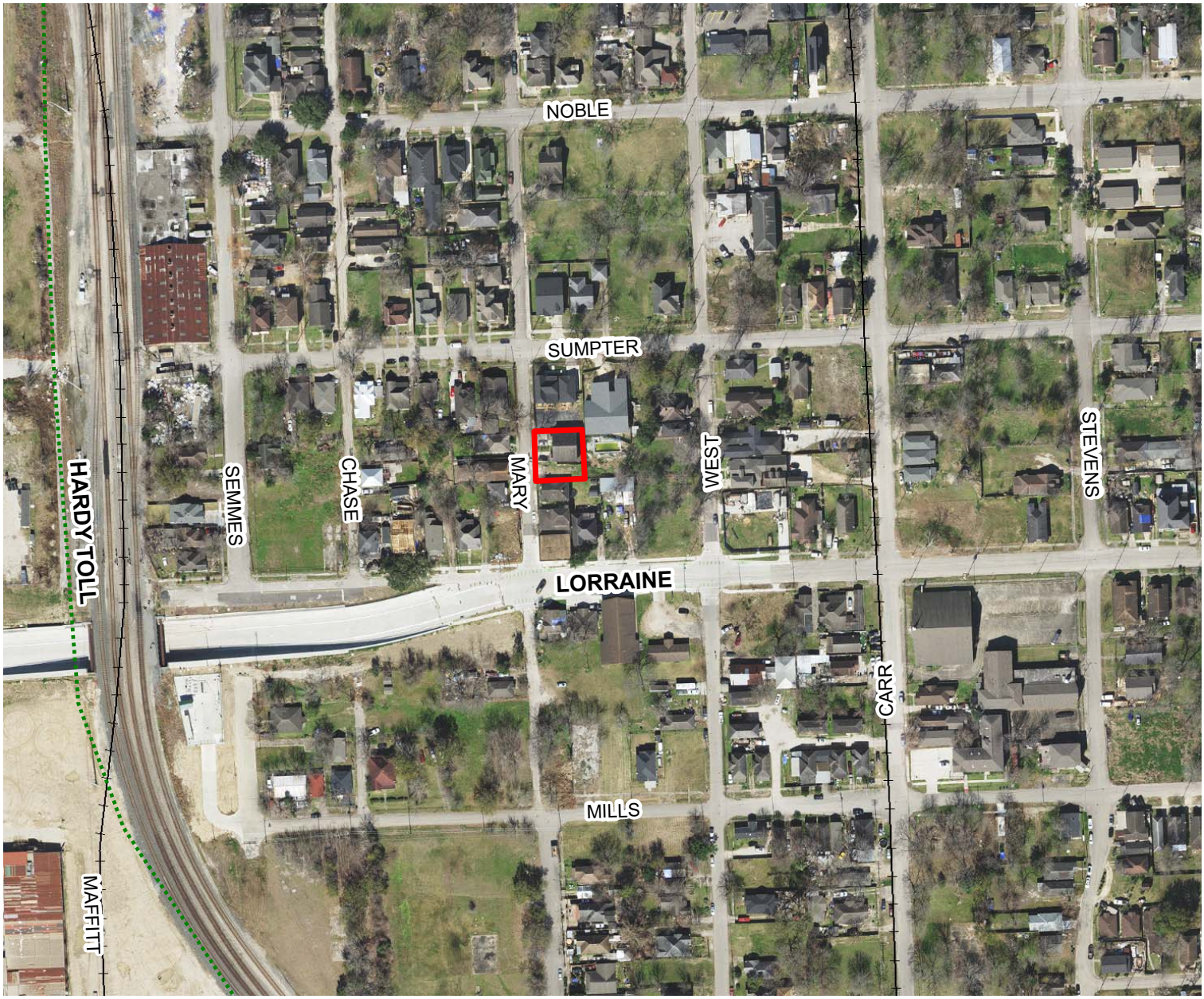
Subdivision

Houston Planning Commission ITEM: 138

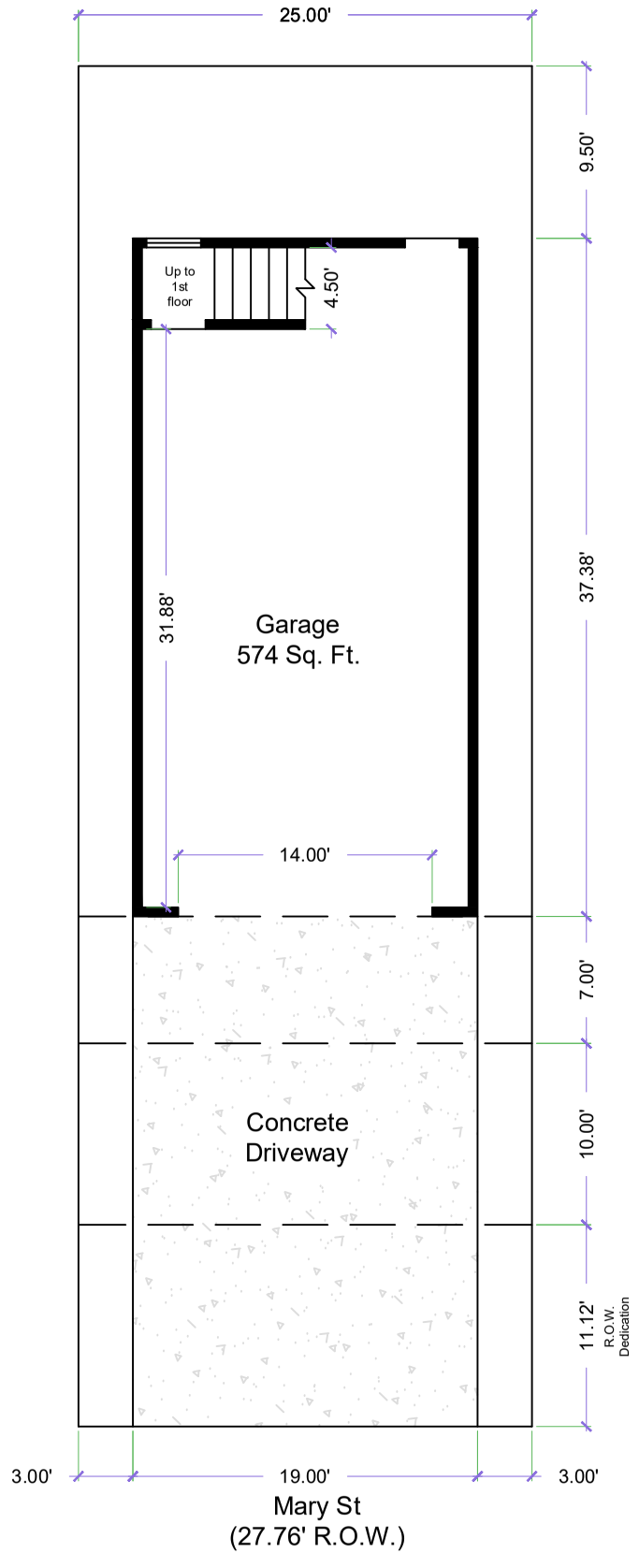
Planning and Development Department **Meeting Date: 07/13/2023**

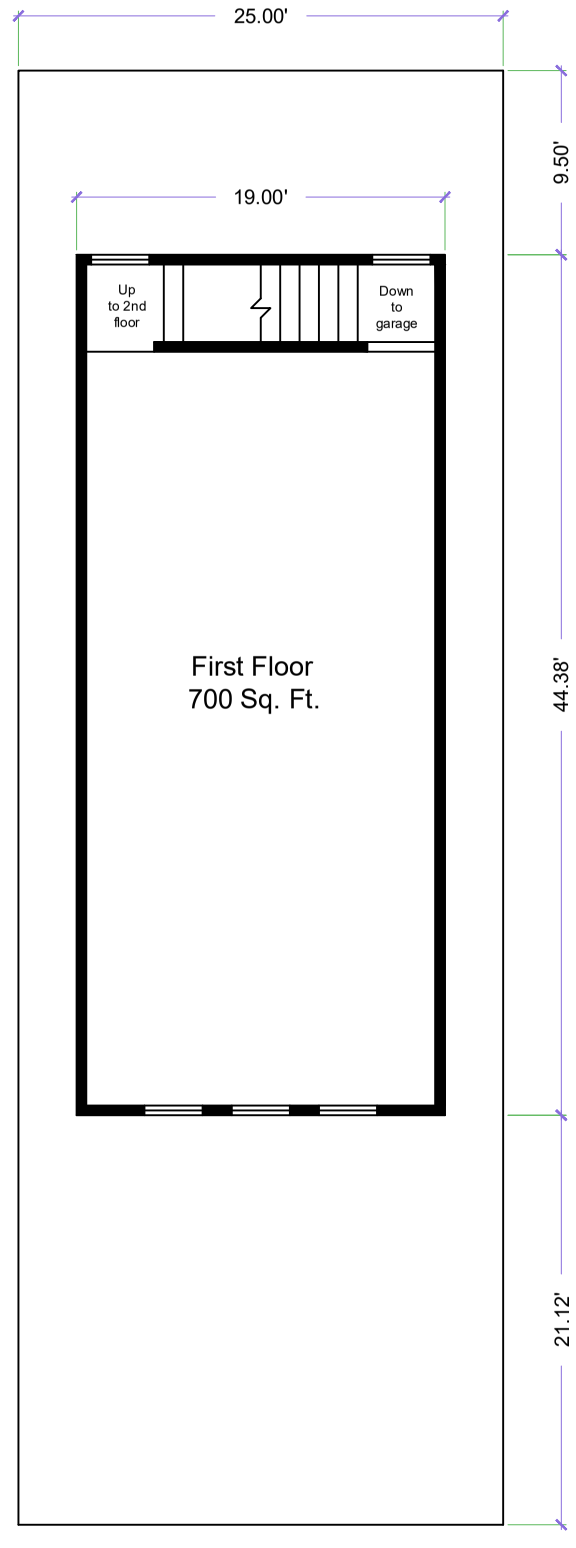
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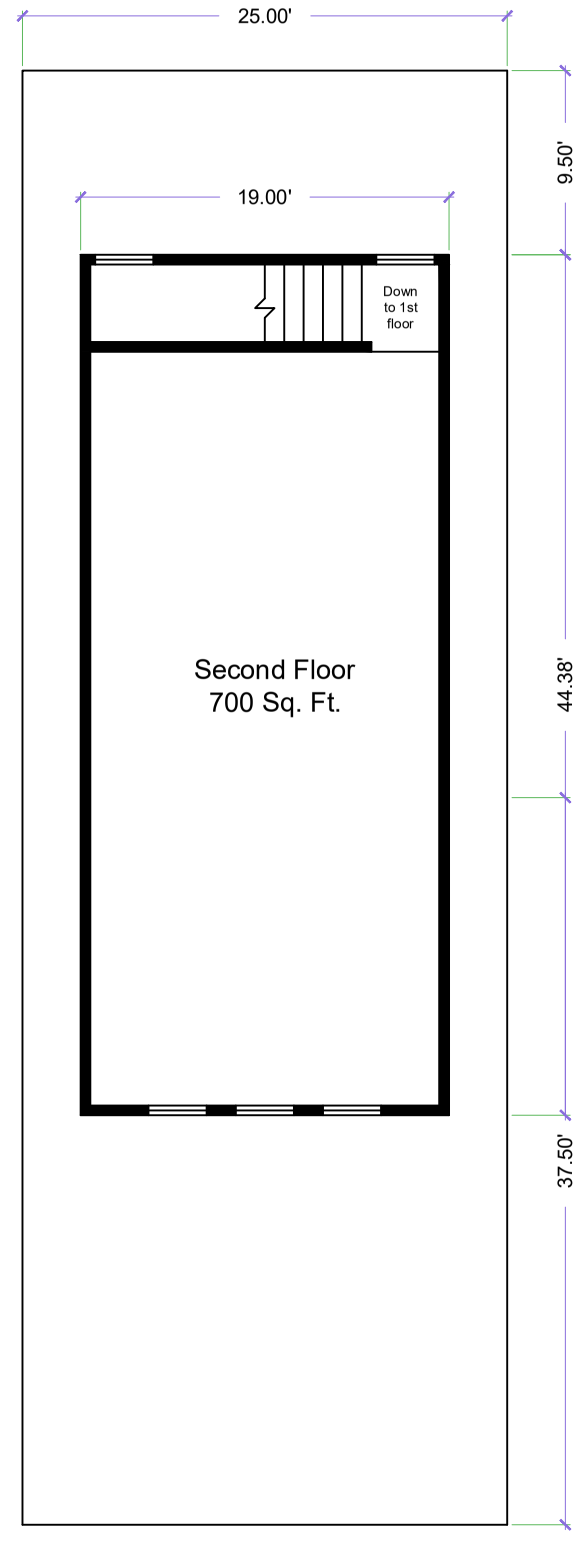
Applicant: Chesterfield Development Services



D – Variances **Aerial**





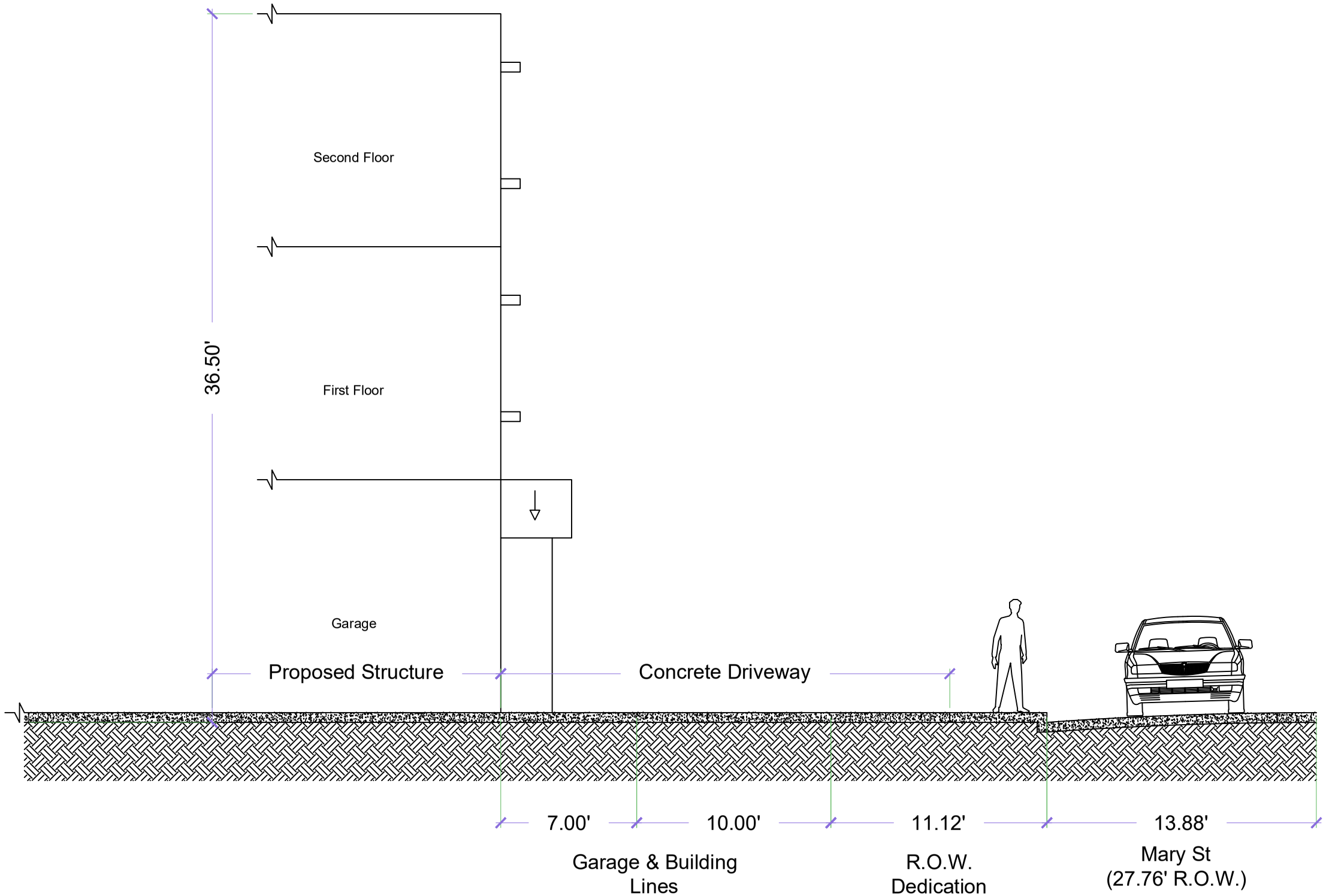


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APOLINAR LANDING - PROPOSED STRUCTURE

NOT TO SCALE

CHESTERFIELD DEVELOPMENT
========== SERVICES ==========
P.O. Box 940111 | Houston, TX 77094 | ChesterfieldDev@gmail.com | 713.538.5364



1 CROSS SECTION - MARY ST - PROPOSED STRUCTURE

NOT TO SCALE

CHESTERFIELD DEVELOPMENT
========== SERVICES ==========
P.O. Box 940111 | Houston, TX 77094 | ChesterfieldDev@gmail.com | 713.538.5364

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-0788
Plat Name: Apolinar Estates
Applicant: Chesterfield Development Services
Date Submitted: 04/03/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow dual building lines on Mary St
Chapter 42 Section: 156

Chapter 42 Reference:
42-156: Collector and local streets—Single-family residential. (a) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use shall be 25 feet along the front of a lot and ten feet along the back and sides of a lot adjacent to a collector street that is not an alley. (b)Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be:(1)20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street; or(2)10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site of Apolinar Estates is located on Mary St. between Lorraine St. and Sumpter St., just north of downtown. The total block length of this street is 300'. The owner is subdividing the property on 1908 and 1910 Mary St to create t wo (2) lots. Lot 1 includes an existing duplex and the Lot 2 will be a single-family dwelling to give families an opportunity for home ownership. Currently, Mary St. is 27.75' wide and the owner will provide a street dedication of 11.125' to make Mary St. a 50' ROW. Once this occurs, it will create a 3' encroachment on the garage building line of the existing duplex. Therefore, a dual building line is being requested for the existing duplex on Lot 1. Strict application will make this project infeasible due to the fact that there is an existing duplex that will have a garage building line encroachment when the street is widened.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances support granting the dual garage building line variance because the duplex building on Lot 1 already exists on Mary St . The ROW width of Mary St. is not something that the owner created. It is a physical restriction of the land. Therefore, the variance is needed because the garage building line encroachment will be created once the 11.12' street dedicated to create a 50' ROW.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be maintained by allowing the dual building line for the existing duplex on Lot 1 of Mary St. Once the street dedication happens, it widen Mary Street without encroaching the existing 10' building line of the duplex. Only the 17' garage building line on Lot 1 will be impacted, therefore, a dual building line is requested.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting this variance will not be injurious to the public health, safety or welfare because Lot 2 will adhere to Chapter 42 standards. Whereas, Lot 1 will have a dual building line for the 17' garage building line. There currently is no garage, however, if the building is demolished or destroyed it will have to conform with Ch apter 42's implementation of the new building lines after the dedication.

(5) Economic hardship is not the sole justification of the variance.

The sole justification of the variance requests is not economic hardship. The variance has to do with existing building. It is reasonable to allow dual building line on Mary St on Lot 1 due to the street dedication to increase Mary St. to a 50' ROW. Therefore, a dual building line should be granted for the existing duplex on Lot 1.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

May 5, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Apolinar Estates
REFERENCE NUMBER: 2023-0788

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the northeast corner of Mary Street and Lorraine Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Chesterfield Development Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting 5 variance: (1) to allow an existing building to encroach the 17' garage building line on Mary Street, (2) to allow a 50' right of way on Mary Street, instead of a required 60' right of way, (3) to allow an unrestricted reserve less than 5,000 square feet, (4) to allow an existing building to encroach into a visibility triangle at the corner of Lorraine Street and Mary Street, (5) to allow a dual building line on Lorraine Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, May 25, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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You may also submit comments or sign up as speakers in the following ways:

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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Monica Fontenot-Poindexter with Chesterfield Development Services at 713-538-5364. You may also contact Petra Hsia with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Castanie Freedmantown

Applicant: The Interfield Group



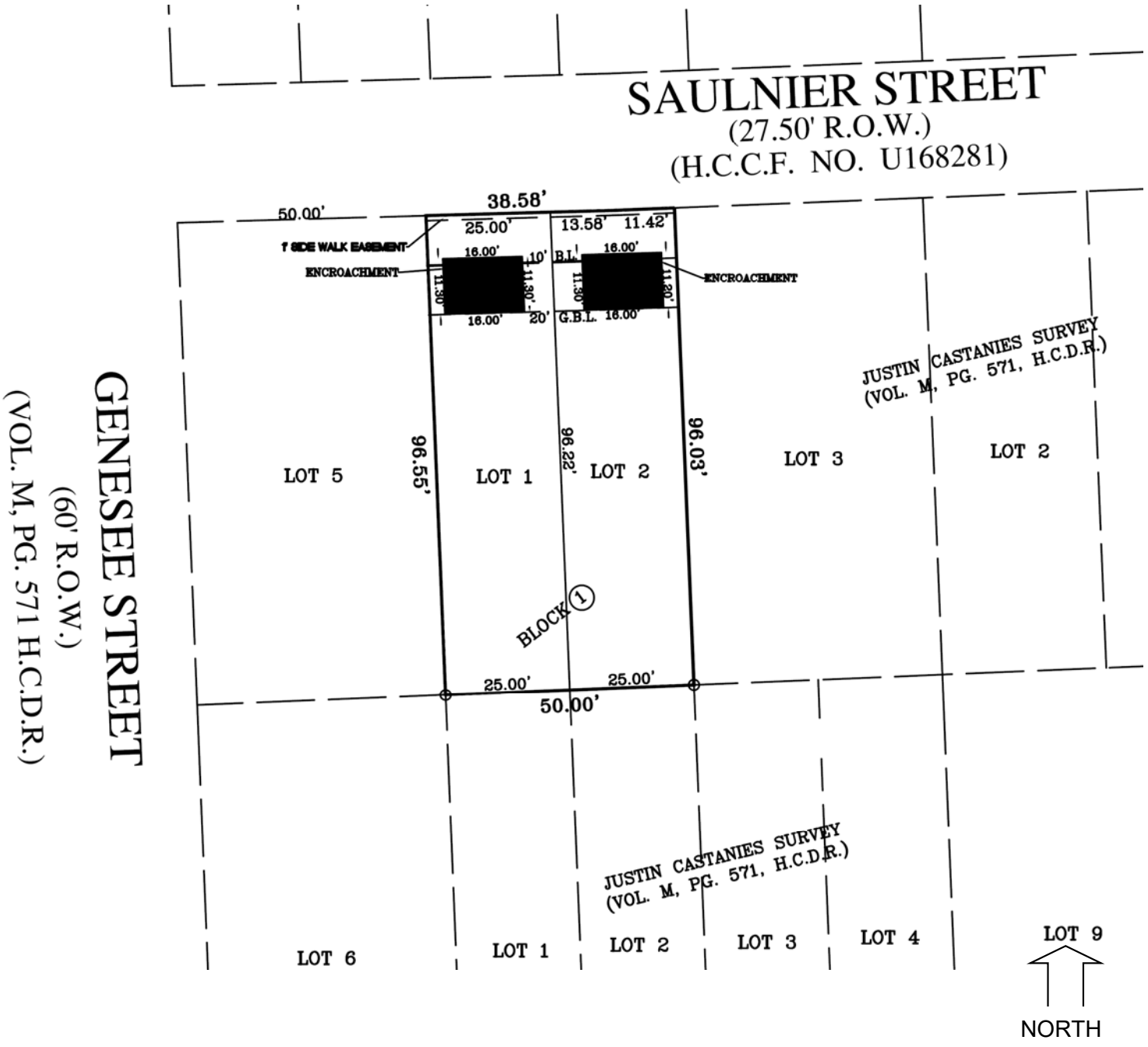
D – Variances **Site Location**

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Castanie Freedmantown

Applicant: The Interfield Group



D – Variances Subdivision

Houston Planning Commission ITEM: 139

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Castanie Freedmantown

Applicant: The Interfield Group



D – Variances Aerial



The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
WWW.INTERFIELD.NET
TEL. (713) 780-0909
TX. REG. NO. F-5611

TITLE
CASTANIE FREEDMANTOWN

PROJECT
1609 SAULNIER

DATE: 06.09.23	***PROJ #: 23075.00***	***SHEET NO.***
DRAWN BY: TO	***CHECKED BY: MLV***	***SK1***
SCALE: NTS		***OF 1***

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1374
Plat Name: Castanie Freedmantown
Applicant: The Interfield Group
Date Submitted: 06/12/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow an encroachment of 8.7' into the 10' building line and 20' garage setback along Saulnier Street, a local street

Chapter 42 Section: 156

Chapter 42 Reference:

Chapter 42 Reference: 42-156 – Collector and Local Streets – Single Family Residential (B-2) and C (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section. (C) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this code.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Castanie Freedmantown is located north of Robin Street, west of Gillette Street, east of Genessee Street and south of Saulnier, out of Just Castanie's subdivision filed in 1848. The development consists of renovating an existing resident and relocating another residence onto the lot. There is an existing residence on the property and owners will move a home from another lot to place on the second lot being created by this plat. The existing residence on the lot currently sites 8.7' from the front property line. Therefore, the second home having to setback 20' denies owner the ability to improve a development in a manner that is in character with the historic character of the neighborhood. In addition, the existing residence will be renovated, and because 11.3' of the existing structure lies within the 20' building line, a commission-approved variance will be required to obtain permits for improvements in this area. This would allow homes closer to the street, with parking being provided at rear of the lot and assist in obtaining permits required for the beautification of this block face.. Any new construction would comply with the 20' building line. We appreciate your consideration of this request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract and existing historic conditions.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development includes a 1-foot sidewalk easement along Saulnier. b. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. Instead, it will make the site layout more practical and beautify the block face, without in any way compromising public health or safety.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and beautification of the block face.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Castanie Freedmantown
REFERENCE NUMBER: 2023-1374

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south of West Dallas Street, east of Taft Street, along Saulnier Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reduced building line of 8.7’ in lieu of the ordinance required 10’ along Saulnier for a new residence. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 13, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Mary Villareal with the Interfield Group at 713-780-0909. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

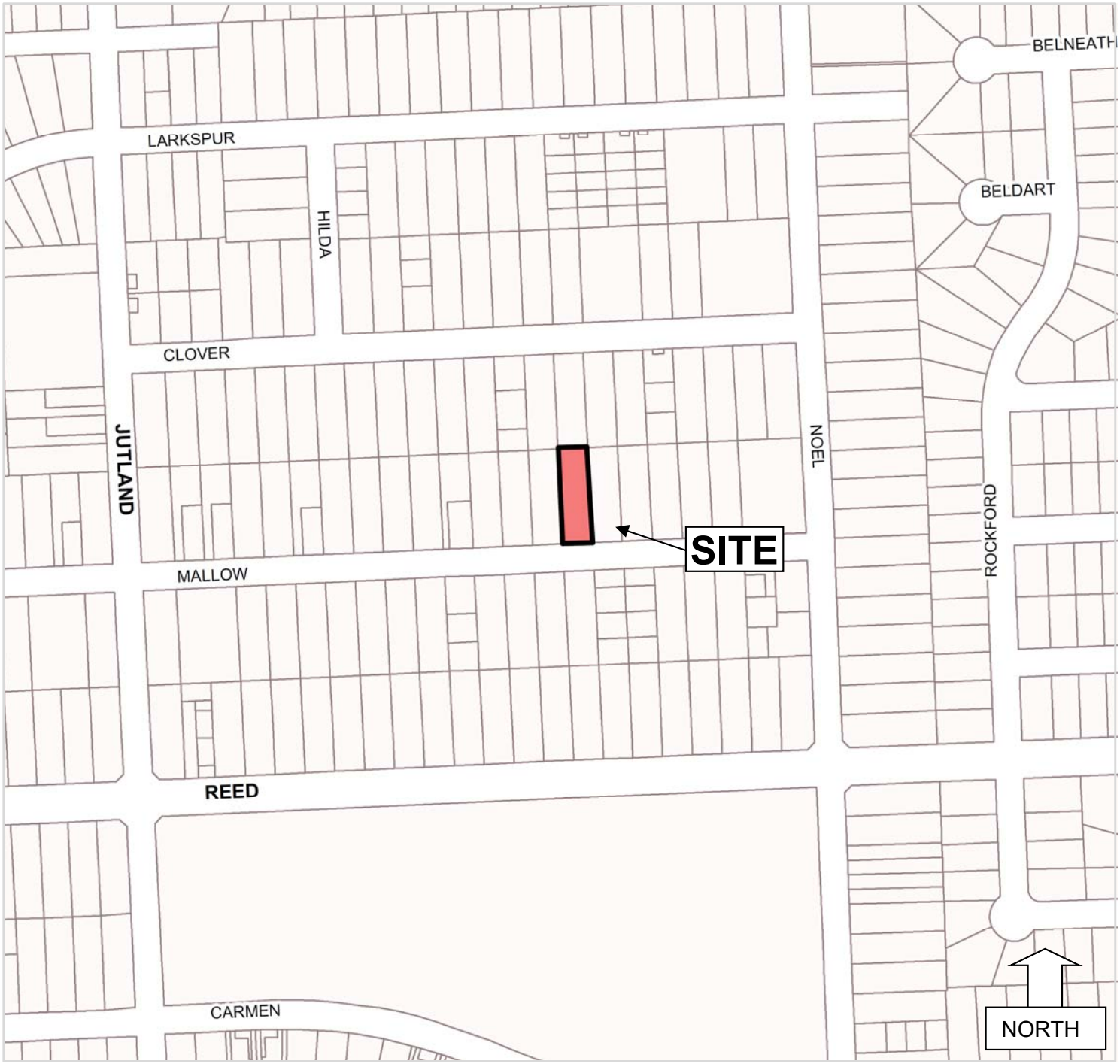
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Estates at Mallow Place

Applicant: New Era Development & Land Services



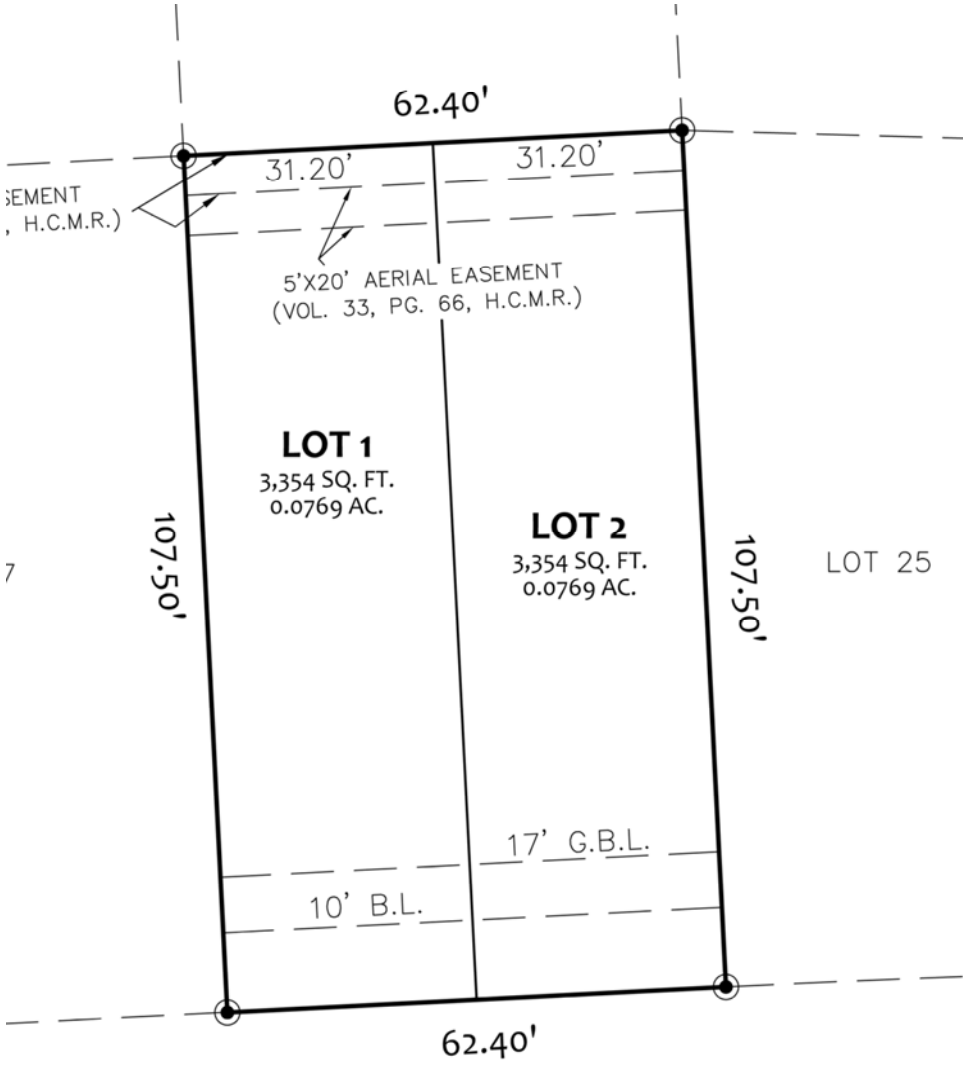
D – Variances **Site Location**

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Estates at Mallow Place

Applicant: New Era Development & Land Services



D – Variances Subdivision

Houston Planning Commission ITEM: 140

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Estates at Mallow Place

Applicant: New Era Development & Land Services



D – Variances **Aerial**

IMPERVIOUS LOT CALCULATIONS

LOT	SIZE (SF)	TOTAL SLAB	% COVERAGE
1	3539	1407	39.7 %
2	2856	1407	49.2 %
3	2856	1407	49.2 %
4	3350	1407	42.0 %

MAXIMUM ALLOWABLE BUILDING COVERAGE IS 60%

LOT	WALK / DRIVES	TOTAL IMPERVIOUS	% IMPERVIOUS
1	147	2628	74.2 %
2	142	2370	82.9 %
3	147	2370	82.9 %
4	147	2511	74.9 %

MAX. ALLOWABLE IMPERVIOUS IS 65% BEFORE DETENTION IS REQUIRED

LINE TYPE KEY MAP

- PROPERTY LINE
- SHARED DRIVE / STREET CENTERLINE
- CURB LINE / CONCRETE
- BUILDING LINE / EASEMENT
- FENCE LINE
- PROPERTY PIN

LANDSCAPING NOTE

SUMMARY: LOT SIZES LESS THAN 5000 FT2 = 1 TREE/LOT
1 TREE MIN. IN R.O.W.

TREES MUST BE MINIMUM 1 1/2" CALIPER, CH. 33-110, AND SELECTED FROM THE CITY OF HOUSTON ORDINANCES, CH. 33, APPENDIX-A, APPROVED TREE LIST.

TREES OVER 4+ CALIPER = 2 TREE CREDIT

4 REQUIRED TREES (0 EXISTING=4 NEW) 4 TOTAL

SYMBOL - SPECIES

EXISTING TREE -TO REMAIN
(0 TOTAL OVER +4")

PROPOSED 3.0" CALIPER
LIVE OAK
(0 TOTAL)

PROPOSED 1.5" CALIPER
LIVE OAK
(4 TOTAL)

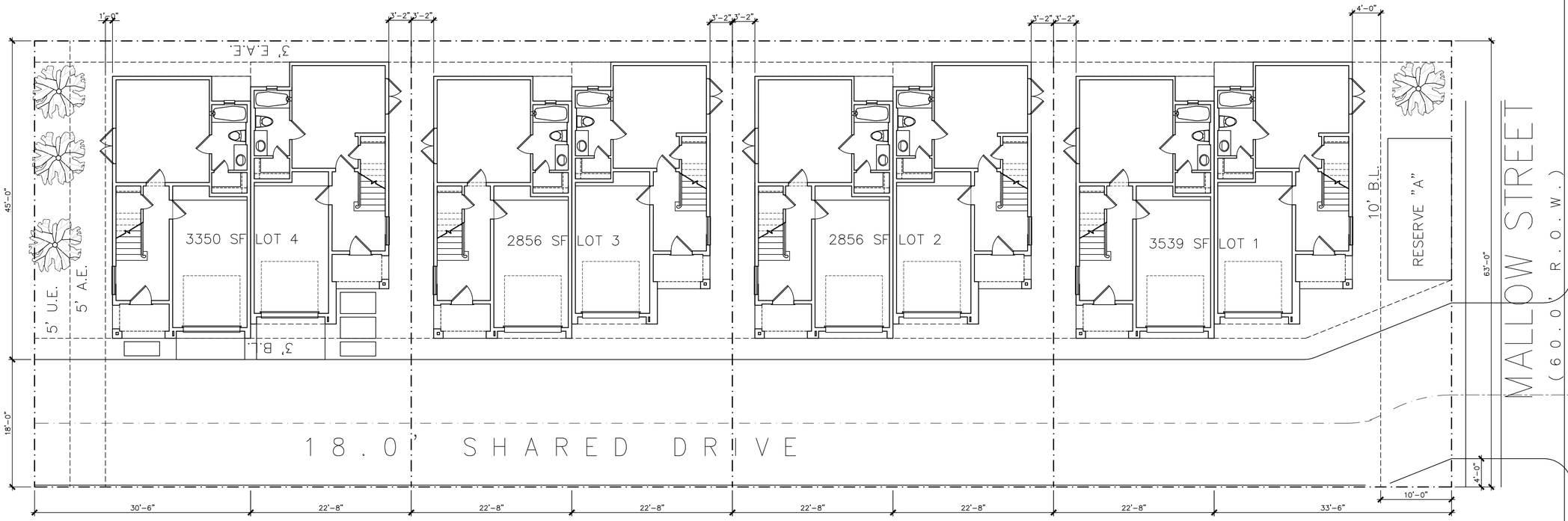
COMMON DRAINAGE AGREEMENT BY OTHERS IF REQUIRED
ADDRESS ASSIGNMENTS BY OTHERS.

SITE SYMBOLS

ELEVATION MARK	FIRE HYDRANT
ELECTRICAL METER	POWER POLE
WATER METER	SEWER CLEAN OUT
GAS METER	HOSE BIB
FIRE WALL (TYPE)	A/C PAD

LINE TYPE

PROPERTY LINE	
SHARED DRIVE / ROW CL	
CURB LINE / CONCRETE	
BUILDING LINE / EASEMENT	
FENCE LINE	



SITE PLAN

SCALE: 1" = 10'-0"

1 5 20
0 2 10

NOTE: BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION

GENERAL NOTES

Status:			Revisions:		
Job Status	Date	Initial	Draft/ Changes	Date	Initial
START				X-XX-XX	XX
PRODUCTION				X-XX-XX	
REVIEW	X-XX-XX	XX		X-XX-XX	
CLIENT APPR.	X-XX-XX			X-XX-XX	
CHECKING	X-XX-XX				
SEND TO CIVIL	X-XX-XX				

PERMIT INFORMATION

Permit #: XXX

	Revisions:	Date:
Submitted: X-X-XX	X	XX-XX-XX
	X	XX-XX-XX
Approved: X-X-XX	X	XX-XX-XX
Designer: TNB		

Firm Name and Address

SITE NOTES

REV. 1-17

1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2015 IRC AND 2015 IBC BUILDING CODES W/CITY OF HOUSTON AMENDMENTS.

2) FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.

3) ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0'. CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.

4) BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION.

5) PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.W. OR EASMENT. SEE PLAN FOR SIZES.

6) PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT WATER PIPE AND METER SIZES TO CONFORM WITH 2000 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES. PROVIDE CONDUITS IN SLAB FOR TO POUR, TO WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY)

7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR:
A) ELECTRICAL SERVICE.
B) TELEPHONE SERVICE.
D) ENTERTAINMENT SERVICE... AT SAME LOCATION.
PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER FOR THESE THREE ELECTRICAL ITEMS.

8) ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE, IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.

9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.

10) [redacted] AREAS DESIGNATED MINIMUM COMMON AREA [redacted] PROVIDE PROPER EASEMENTS AND MAINTENANCE AGREEMENTS.
THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREA AGREEMENT LETTER.
REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.

11) ALL WATER, SANITARY SEWER, STORM, ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREA(S) ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.

13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.

14) PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE, WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.

15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3/4 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER). OTHERWISE, PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W.

LOT CALCULATIONS

LOT SIZE	12,600
# LOTS @ 27/ACRE DENSITY	6
ACTUAL # of LOTS	4

INTERIOR LOT: MAXIMUM ALLOWABLE COVERAGE IS 60%
CORNER LOT: MAXIMUM ALLOWABLE COVERAGE IS 75%

Development Name:

Legal Information / Address:

RSK

5103 MALLOW ST.
HOUSTON, TX 77033

Project-Version: 5103 Mallow Street	SITE PLAN
Date: 23 MAY 2023	Sheet: A1.0
Scale: 1" = 10'-0"	

NOT FOR CONSTRUCTION

PROJECT FILE: C:\USERS\KATIE\ONEDRIVE\DESKTOP\UNALTERED DESIGNS_PROJECTS\5103 MALLOW STREET - NEIL\DRAFT.4_SITEPLAN_5103MALLOW.ST
COPYRIGHT 2019 UNALTERED DESIGNS, LLC

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1256
Plat Name: Estates At Mallow Place
Applicant: New Era Development & Land Services
Date Submitted: 05/30/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow for the lot size for a single-family residential lot with wastewater collection service to be less than the minimum lot size provided by Chapter 42.

Chapter 42 Section: 181

Chapter 42 Reference:

Sec. 42-181. Single-family residential lot size. (a) The minimum lot size for a single-family residential lot with wastewater collection service shall be: (1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or (2) 3,500 square feet for a lot within the city. (b) The lot size for a single-family residential lot with wastewater collection service may be less than the minimum lot size provided by subsection (a) if the subdivision plat meets the performance standards of either: (1) The compensating open space performance standards of section 42-182 of this Code; or (2) For a subdivision plat within the city, the performance standards of section 42-184 of this Code.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

This tract has functioned as a single-family lot and has been vacant for many years. As the City has been working with the Livable Places Action Committee (LPAC) to amend portions of the city's subdivision and developmental standards to create more walkability, affordability, and equality spaces we propose this small lot development to align with those desired needs. The owner could not reasonably use the lot efficiently if restricted by Chapter 42-181, in their attempt to create more diverse and inclusive neighborhoods with a greater variety of housing and affordability price points.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The strict requirement of a min lots size building line would cause the lot to be considerably constricted and limit the buildable area for the new residence, and not supporting the city's desired LPAC incentives in creating a more diverse and inclusive neighborhood with a greater variety of housing and affordability price points.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

These property circumstances support the granting of the variance and are not the result of a hardship created or imposed by the applicant. The Owner purchased this property in January of 2023 and therefore has not contributed to its restrictive use or function in any manner.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 is to provide sensible development, not prohibit development. Allowing for a reduced min lot size would allow the Owner to greater meet the LPAC initiatives, and also provide compensating open space to be used by the owners of the property and residents of the subdivision.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare along Mallow Street, or the Sunnyside Gardens subdivision. In fact, we desire to create a more accessible, diverse, and inclusive neighborhood. Creating safer, more walkable areas and a greater variety of housing options for Houstonians.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole reason for the variance. This will allow reasonable development and follow sensible building lines. Lots that are sensibly developed and have desired homes on them are a better use of the land than a vacant property. or property not maximized to its full potential.

CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Estates at Mallow Place
REFERENCE NUMBER: 2023-1256

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along Mallow Street west of Noel Street and east of Jutland Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

New Era Development & Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow lots to be less than the minimum lot size requirement. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 13, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Nahom Tesfa with New Era Development & Land Services at 469-371-6780. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at devin.crittle@houstontx.gov or call (832) 393-6534. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

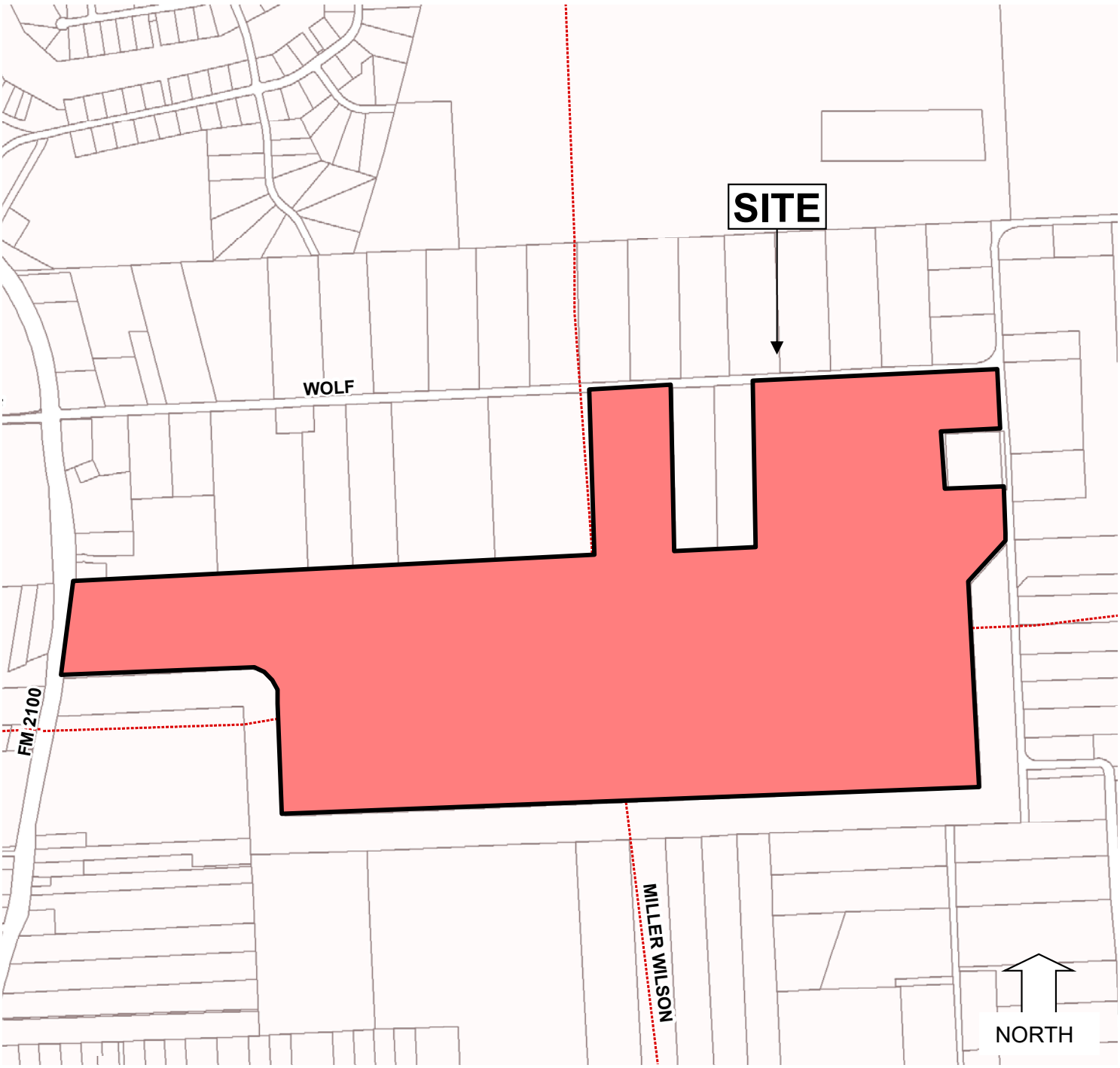
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Falcon Ranch Preserve GP

Applicant: LJA Engineering, Inc.- (Houston Office)



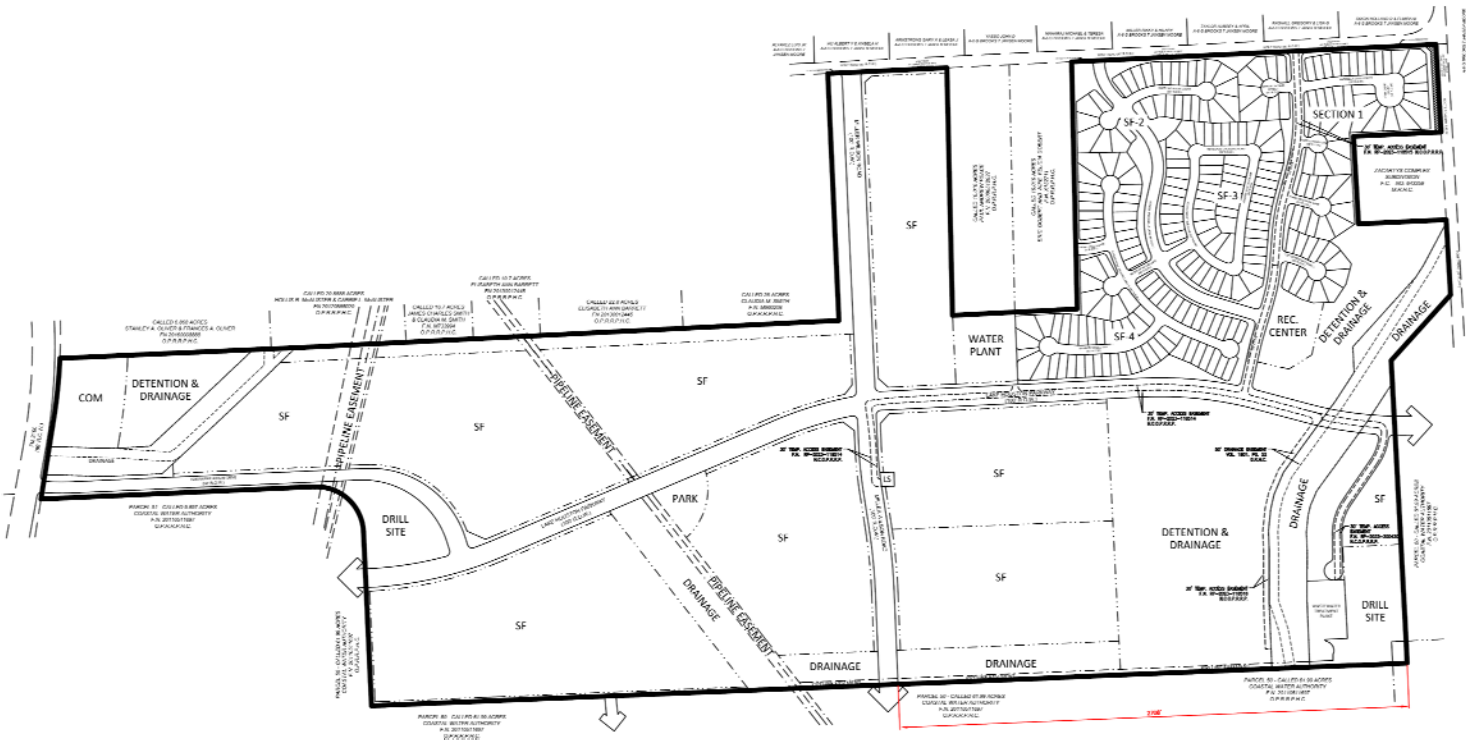
D – Variances **Site Location**

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Falcon Ranch Preserve GP

Applicant: LJA Engineering, Inc.- (Houston Office)



NORTH

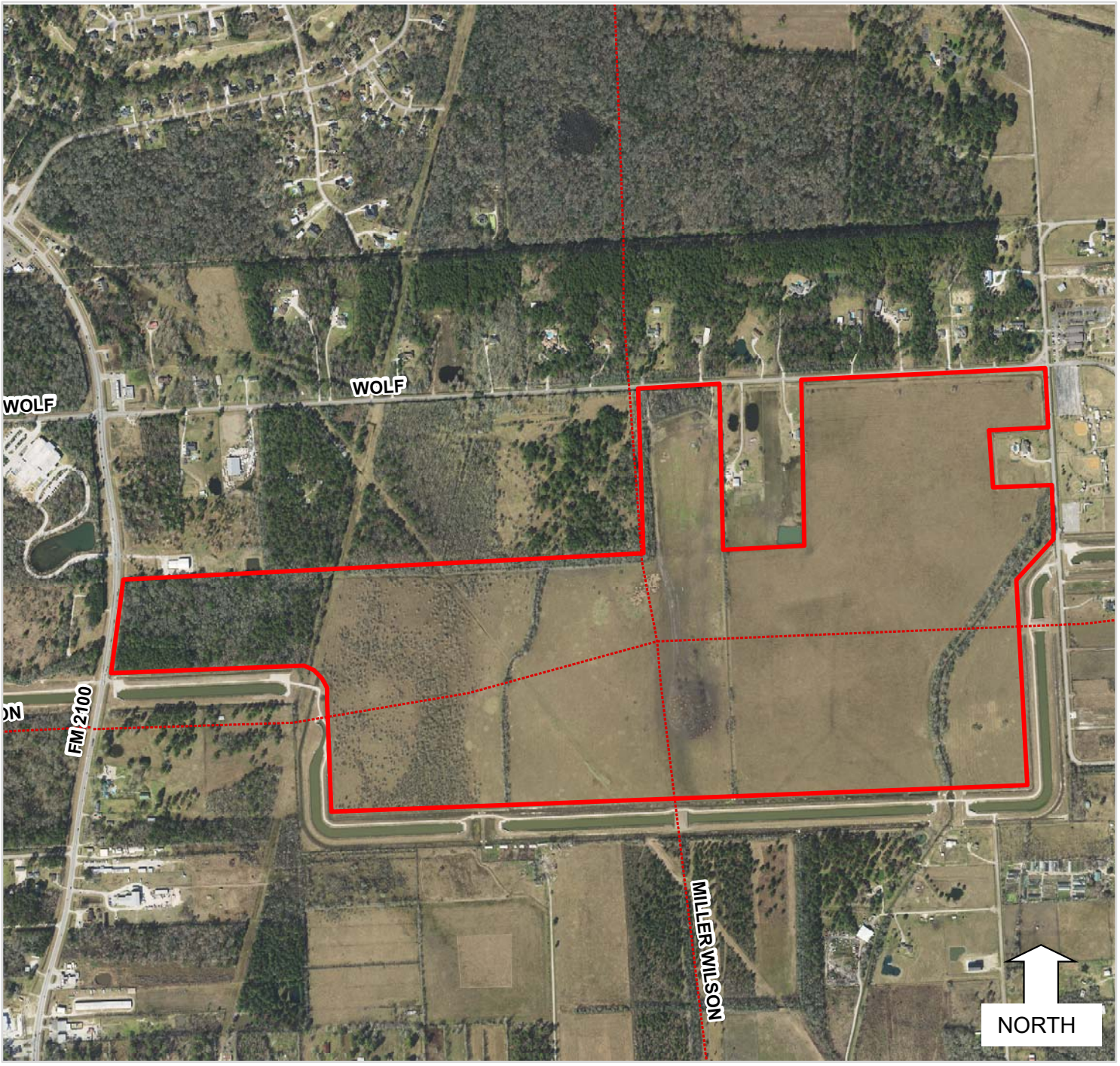
D – Variances Subdivision

Houston Planning Commission ITEM: 141

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Falcon Ranch Preserve GP

Applicant: LJA Engineering, Inc.- (Houston Office)



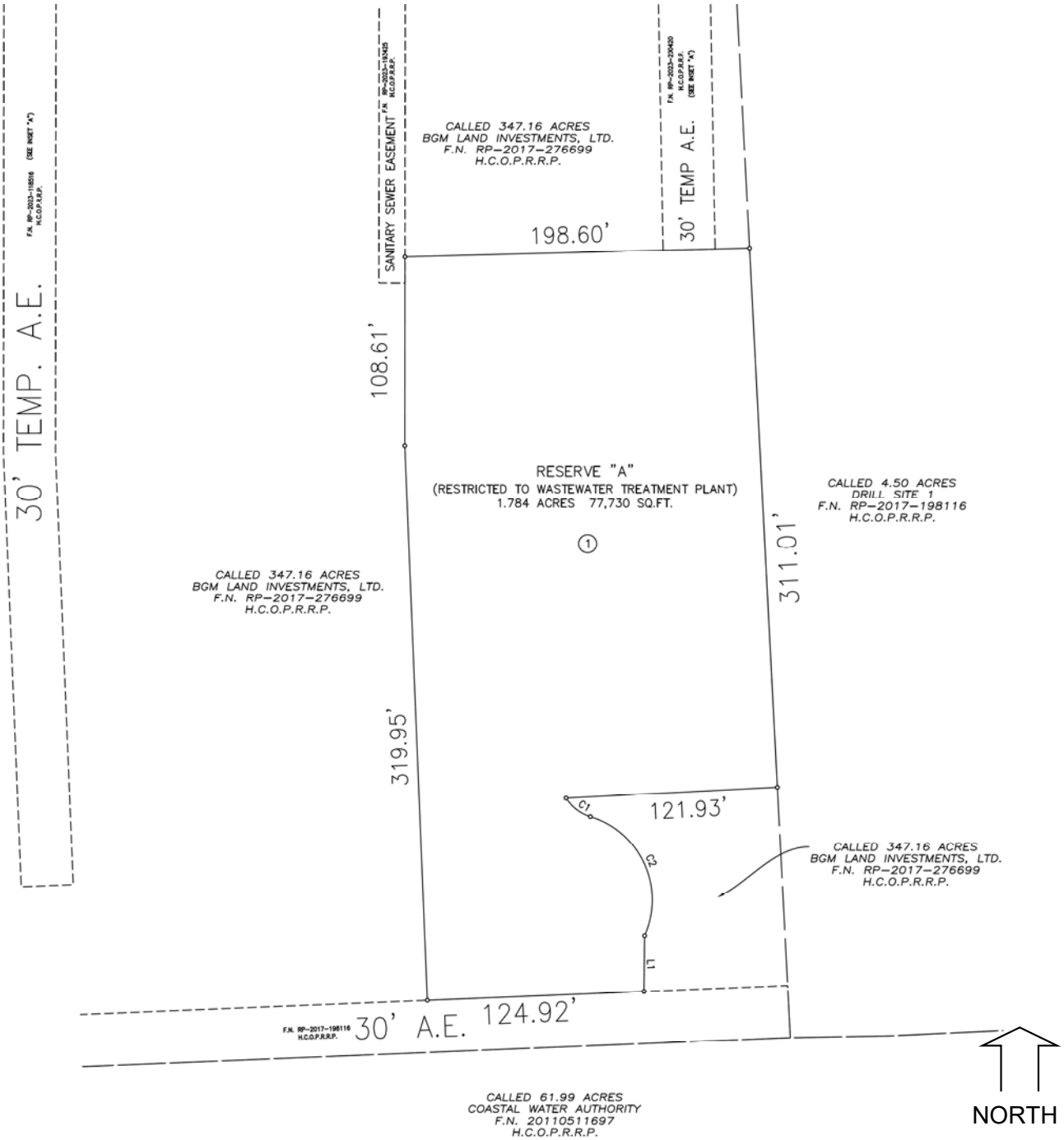
D – Variances Aerial

Houston Planning Commission ITEM: 142

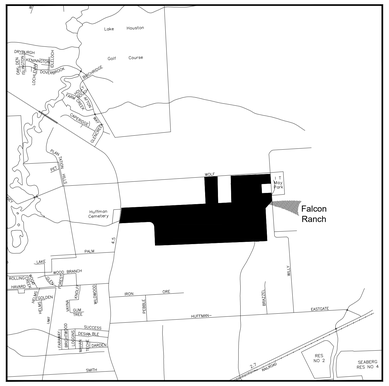
Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Harris County MUD no 506 Wastewater Treatment Plant no 1 (DEF 1)

Applicant: LJA Engineering, Inc.- (Houston Office)



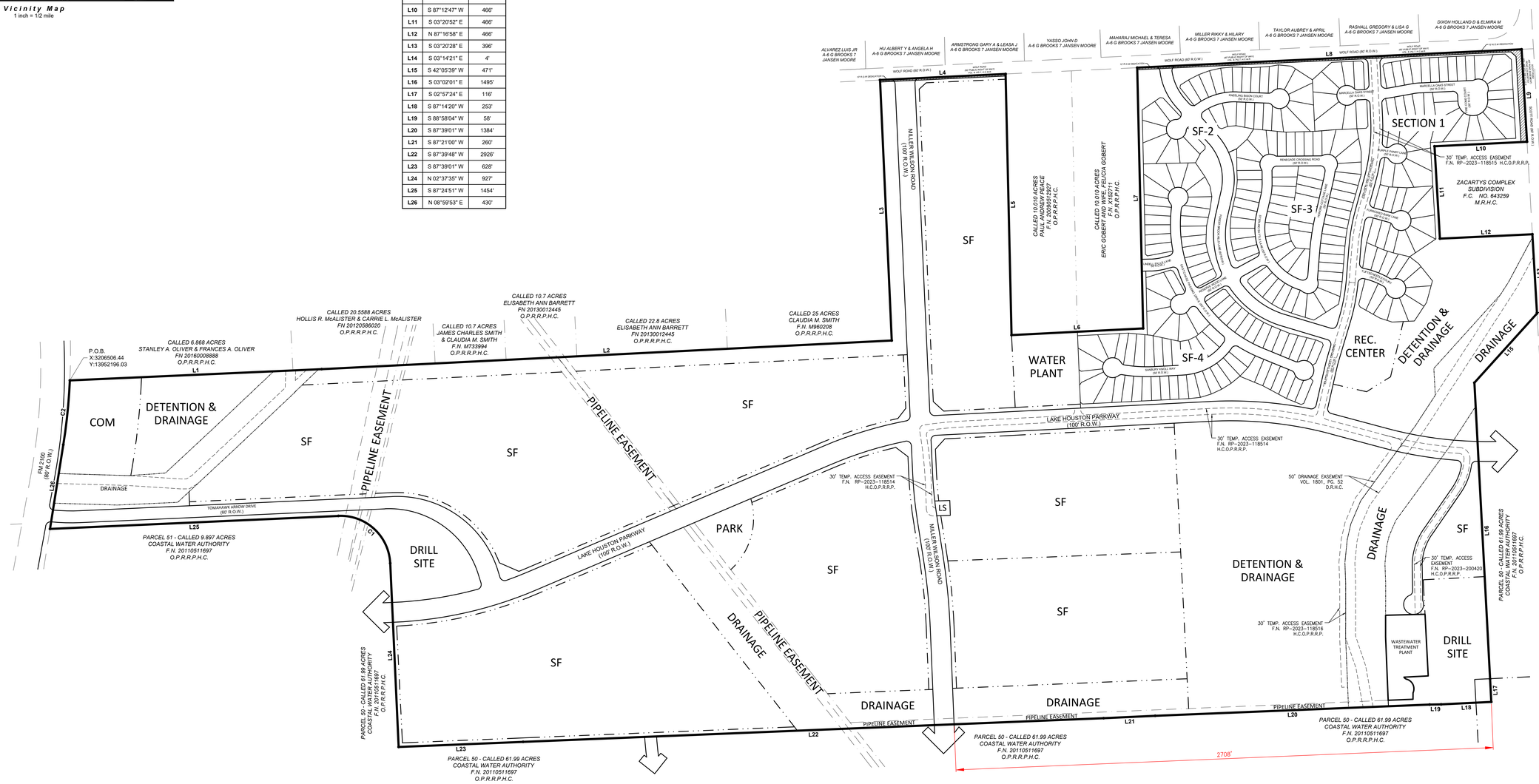
D – Variances Subdivision



Vicinity Map
1 inch = 1/2 mile

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°25'55" E	1269'
L2	N 87°07'35" E	2875'
L3	N 02°34'47" W	1314'
L4	N 87°15'35" E	633'
L5	S 01°18'13" E	1316'
L6	N 87°05'01" E	664'
L7	N 01°18'01" W	1314'
L8	N 87°15'35" E	1938'
L9	S 03°20'28" E	467'
L10	S 87°12'47" W	466'
L11	S 03°20'52" E	466'
L12	N 87°16'58" E	466'
L13	S 03°20'28" E	396'
L14	S 03°14'21" E	4'
L15	S 42°05'39" W	471'
L16	S 03°02'01" E	1495'
L17	S 02°57'24" E	116'
L18	S 87°14'20" W	253'
L19	S 88°58'04" W	58'
L20	S 87°39'01" W	1384'
L21	S 87°21'00" W	260'
L22	S 87°39'48" W	2926'
L23	S 87°39'01" W	628'
L24	N 02°37'35" W	927'
L25	S 87°24'51" W	1454'
L26	N 08°59'53" E	430'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	250'	89°57'33"	393'	N 47°36'22" W	353'
C2	2940'	6°20'55"	326'	N 05°49'26" E	326'



AN INTERSECTION SPACING VARIANCE EXHIBIT OF

FALCON RANCH PRESERVE

±347.16 ACRES

OWNER:

WOODMERE DEVELOPMENT CO., LTD

OUT OF THE

TEXAS LAND FUND NO. 6, LP

HOUSTON ETJ, HARRIS COUNTY, TEXAS

PLANNER:

LJA Planning + Landscape Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH

0 100 200 400

LJA# 1037-10005 **06.23.23**

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED. OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1412
Plat Name: Falcon Ranch Preserve GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 06/23/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To exceed the local street minimum intersection spacing requirements by approximately 1,308 feet along the southern boundary of the Falcon Ranch Preserve subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Falcon Ranch Preserve is an approximately 347.1-acre residential community located east of Huffman Cleveland Road (FM 2100), south of Wolf Road, west of Scott Road, and north of the Coastal Water Authority Drainage Channel. The community includes many internal streets that traverse the development. The site is bounded by single-family residential homes to the north and undeveloped acreage to the east, and west, and an existing drainage channel along the southern tract boundary. The southeastern portion of the tract also includes a drainage channel, a drill site, and a Wastewater Treatment Plant. The existing Coastal Water Authority drainage channel located south of the tract was built before the start of the Falcon Ranch Preserve development and provides a limited number of channel crossings. The development proposes two connections to the south via two connections established by the Coastal Water Authority. These two access points will connect the site to future development; however, their location makes it infeasible to meet the 1,400-foot intersection spacing requirement. Furthermore, it is infeasible to cross the Coastal Water Authority drainage channel in any additional locations due to another north-south drainage channel on the eastern portion of the tract. These constraints present a physical hardship and make strict application of the ordinance infeasible. Due to the existing alignment of the drainage channel and limited number of channel crossings, it is not feasible for any additional local street connections to meet the criteria of 42-128. The proposed collector and local roads within the development will provide adequate circulation throughout the site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing conditions of the drainage channel is not a hardship created or imposed by the applicant, as the established crossings were imposed by the Coastal Water Authority.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will be sufficient connectivity and access throughout the site and to adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

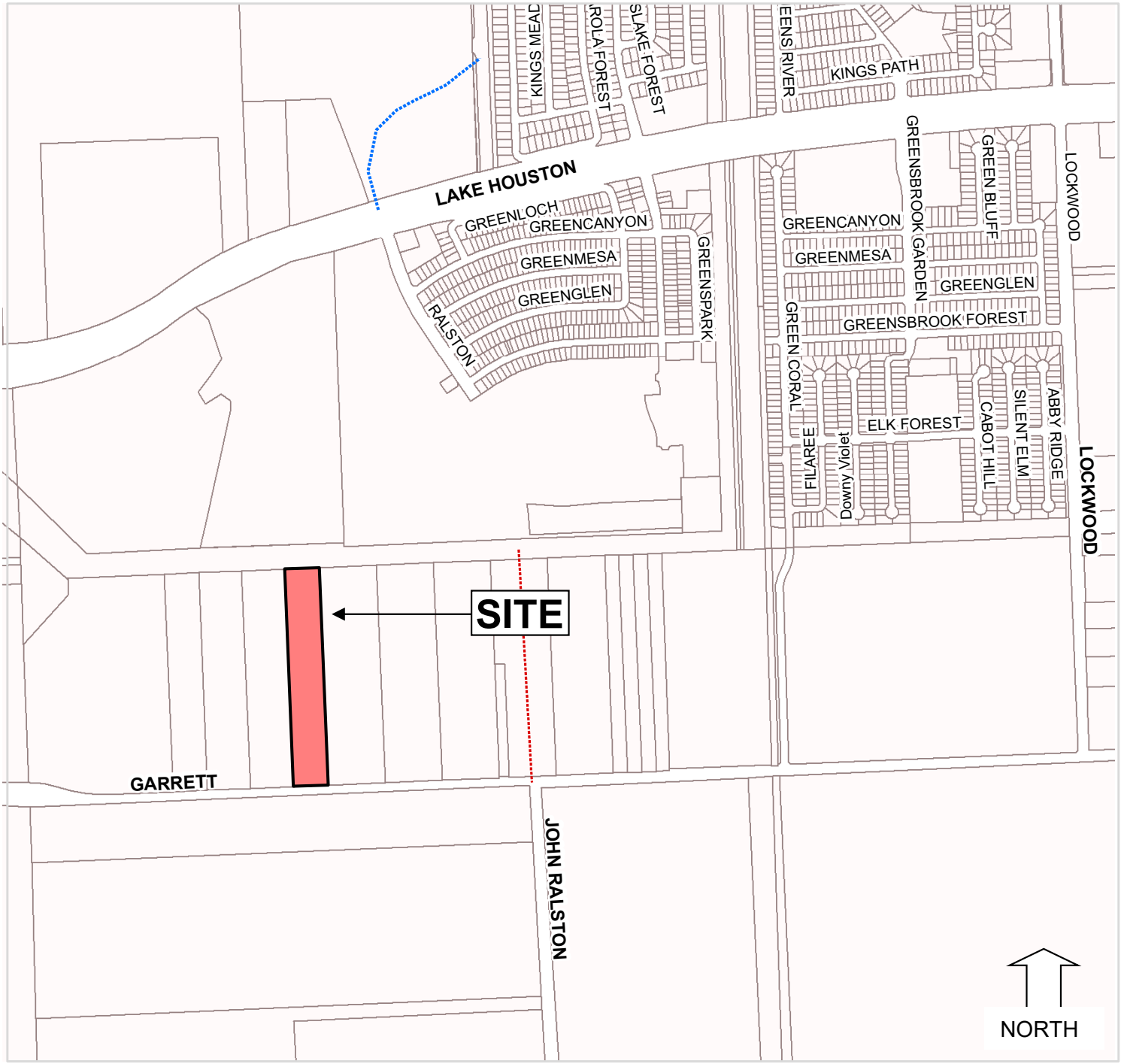
The existing conditions and the drainage channel alignment are the supporting circumstances for this request.

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Garrett Complex

Applicant: Owens Management Systems, LLC



D – Variances

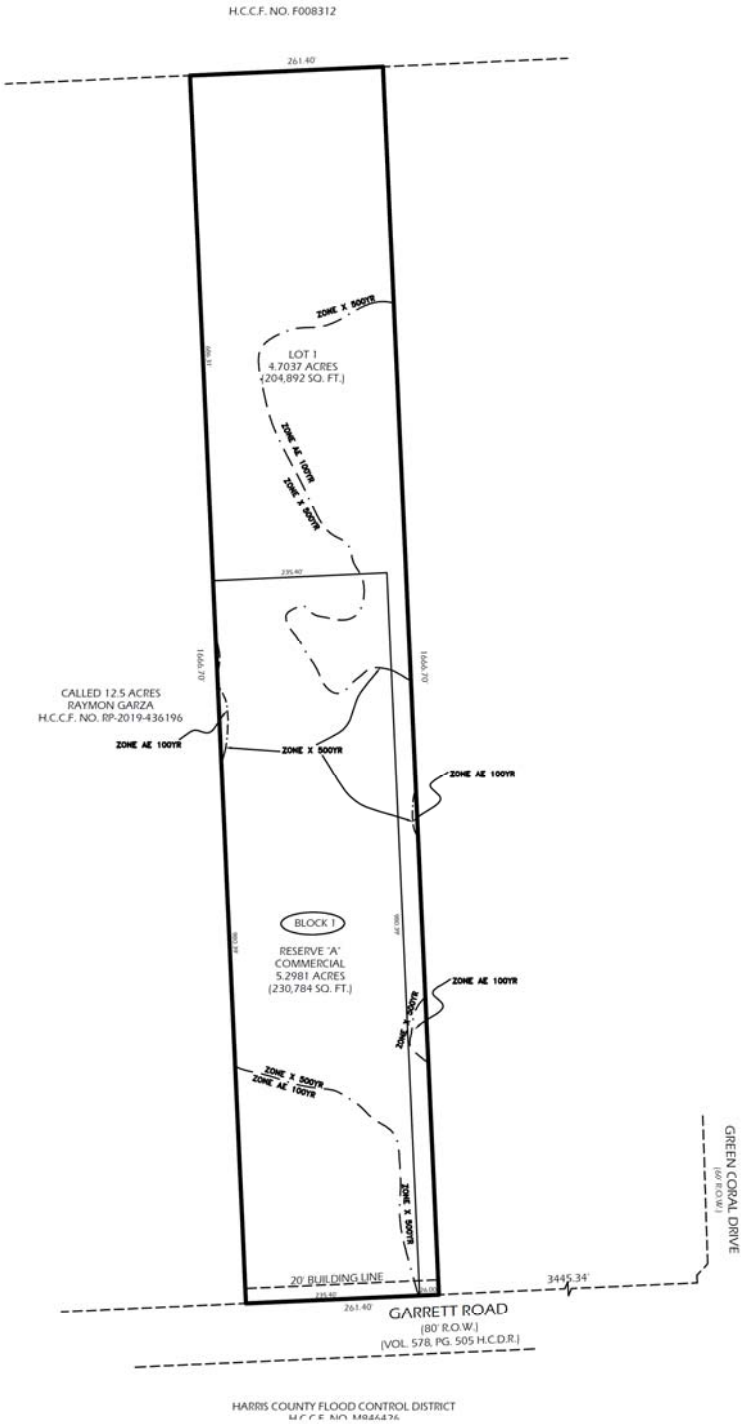
Site Location

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Garrett Complex

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

Houston Planning Commission ITEM: 143

Planning and Development Department **Meeting Date: 07/13/2023**

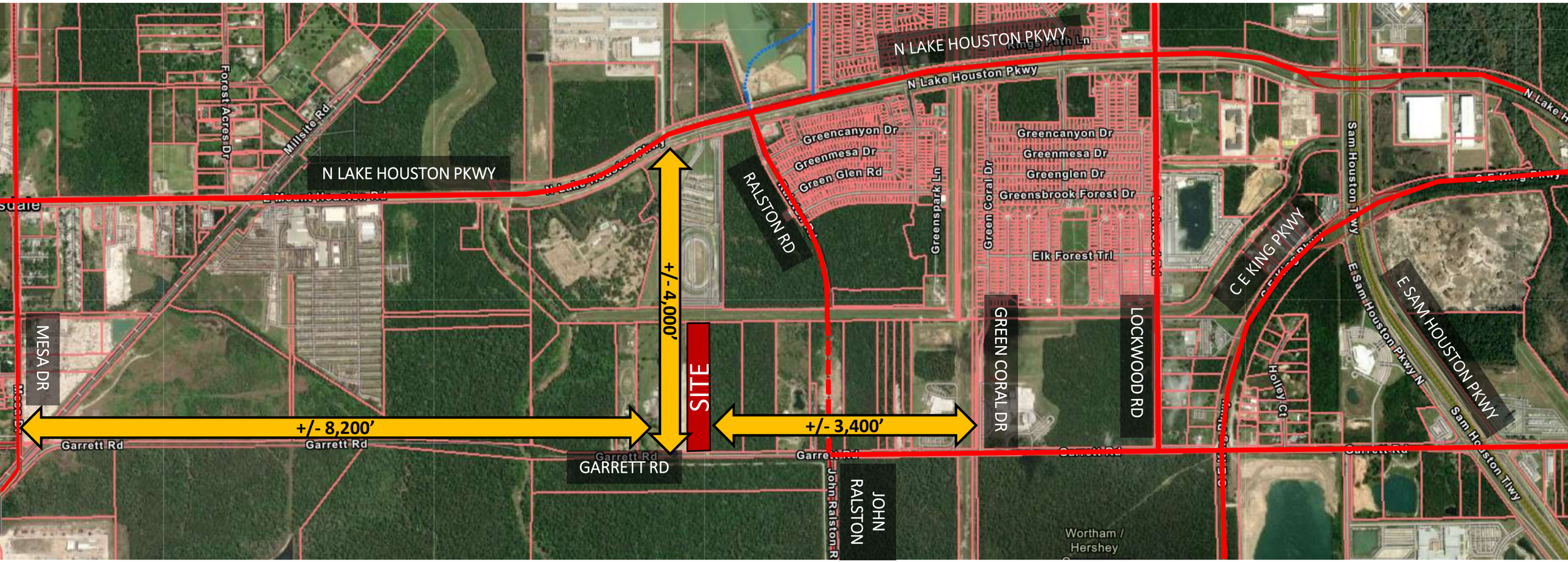
Subdivision Name: Garrett Complex

Applicant: Owens Management Systems, LLC



D – Variances **Aerial**

NORTH

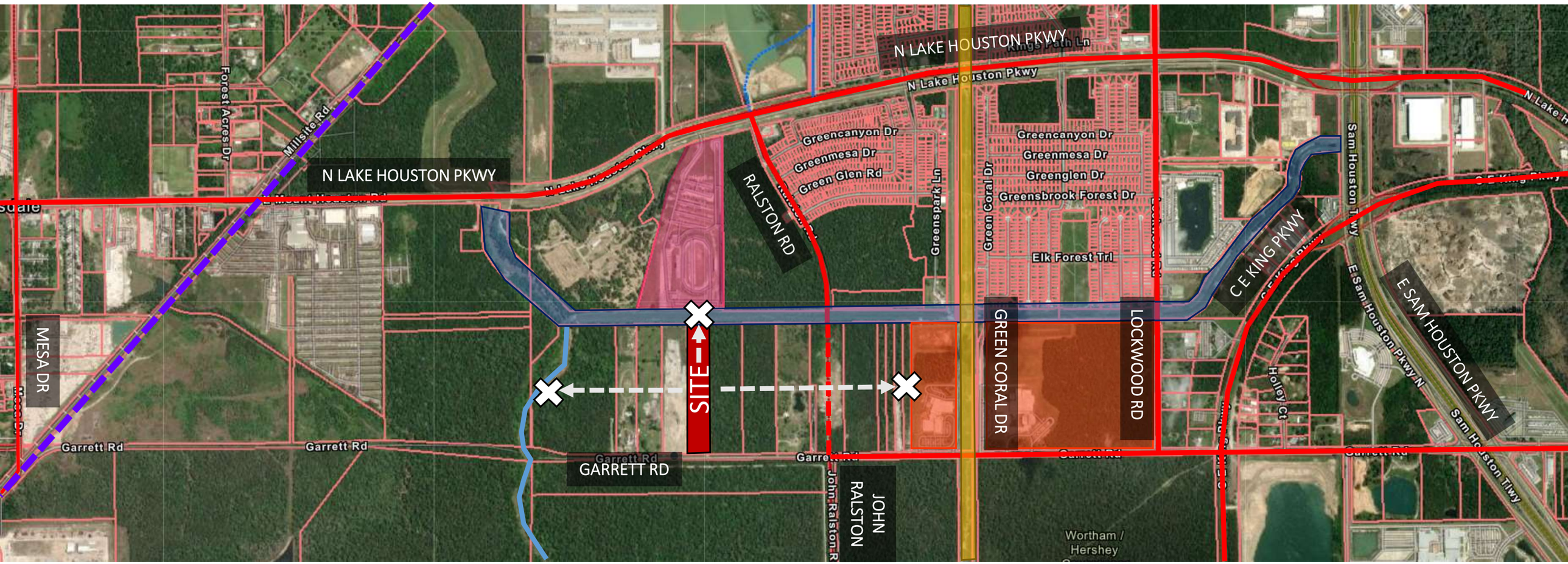


LEGEND

MAJOR THOROUGHFARE

MAJOR THOROUGHFARE PROPOSED

NORTH



LEGEND

- MAJOR THOROUGHFARE
- MAJOR THOROUGHFARE PROPOSED
- RAILROAD
- GREENS BAYOU
- MOTOR SPORTS PROPERTY
- FLOOD CONTROL CORRIDOR
- CENTER POINT CORRIDOR
- ISD SCHOOLS

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1258
Plat Name: Garrett Complex
Applicant: Owens Management Systems, LLC
Date Submitted: 05/30/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Specific Variance is being sought and extent of variance: To exceed intersection spacing along Garret Road by not providing a north -south street and along the western and eastern boundary of the plat to not provide an east-west street.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located in the Extra Territorial Jurisdiction (ETJ) of the City of Houston, Harris County. The purpose of the replat is to create a development with 1 flag lot and 1 Commercial reserve. The site is out of Lincoln Park Farms recorded in 1928. The site has access to Garret Road a local street. Garret Road connects to Lockwood Drive (major thoroughfare (MTF)) to the east and N Lake Houston Pkwy (MTF) to the north. Garret Road becomes a MTF east of John Ralston Road. The area where the site is located is a low-density commercial and residential area. Garret road, at this location, gives vehicular access to 15 properties. A variance to not provide a north-south and east-west street through the subject site is being requested. Strict application of the ordinance requires a local street every 1400 feet. The closest north-south street, east of the site, along Garret Road is Green Coral Drive at an approximate distance of 3500 feet and to the west is Mesa Drive (MTF) at an approximate distance of 8200 feet. The closest east-west street north of the site is N Lake Houston Pkwy at an approximate distance of 4000 feet measured from Garret Road. Providing a north-south street at this location will create an impractical development since north of the site there is a Harris County Flood control corridor with an approximately width of 180 feet that wouldn't allowed for a street to be extended further north. In addition to this, across the Harris County Flood Control property, there is a private development (Houston Motor Sports Park) that is not required to extend or provide a street due to the street intersection spacing requirement along a MTF (2600 feet) and its proximity to Ralston Road east of the property. Providing an east-west street through the subject site will create an impractical development as it will bisect the property in two pieces

and the required street wouldn't be able to connect east or west to another public street. East of the site there are two Sheldon ISD schools and a Center Point energy corridor that wouldn't allowed for a street to be extended east. West of the site is Greens Bayou and the railroad tracts close to Mesa Drive. These two elements create physical barriers that will make it difficult for a street to be extended west. East of the site Ralston Road is being proposed as a MTF to be extended south from N Lake Houston Pkwy, across the flood control corridor, to connect with Garret Road and aligned with John Ralston Road to create a street connection from N Lake Houston Pkwy to Tidwell Road. This connection will give a second point of access for properties along Garret Road. Not providing a north-south and east-west street through the subject site will not affect traffic circulation or street connectivity on this area. Currently, there is a proposed and existing street grid composed of MTFs (Lockwood Road, Garret Road, Ralston Road and N Lake Houston Pkwy) and local streets close to Garret Road that provides adequate traffic circulation and street connectivity in this area for the current and future development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

North of the site there is a Harris County Flood Control corridor with an approximately width of 180 feet that wouldn't allowed for a street to be extended further north. In addition to this, across the Harris County Flood Control property, there is a private development (Houston Motor Sports Park) that is not required to extend or provide a street due to the street intersection spacing requirement along a MTF (2600 feet) and its proximity to Ralston Road east of the property. East of the site there are two Sheldon ISD schools and a Center Point energy corridor that wouldn't allowed for a street to be extended further east. West of the site is Greens Bayou and the railroad tracts close to Mesa Drive. These two elements create physical barriers that will make it difficult for a street to be extended further west. As a result, the circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The area where the site is located is low density residential and commercial. Garret Road gives vehicular access to 15 properties at this location. This area has a street grid composed of three existing MTFs (Lockwood Road, Garret Road and N Lake Houston Pkwy) and a proposed one (Ralston Road). The site has access to this street grid that is approximately at 1500 feet from it. This street grid provides adequate traffic circulation on this area. Since no streets can be extended north, east or west from the site, having this street grid will preserve the intent and general purpose of this chapter to provide adequate street connectivity.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Not providing a north-south and east-west street through the subject site will not be injurious to the public health, safety or welfare since the site is located in a low-density area and it has access to different MTFs that can provide more than one point of access for emergency services and people living and working on this area.

(5) Economic hardship is not the sole justification of the variance.

Providing a north-south street at this location will create an impractical development since north of the site there is a Harris County Flood control corridor with an approximately width of 180 feet that wouldn't allowed for a street to be extended further north. In addition to this, across the Harris County Flood Control property, there is a private development (Houston Motor Sports Park) that is not required to extend or provide a street due to the street intersection spacing requirement along a MTF (2600 feet) and its proximity to Ralston Road east of the property. Providing an east-west street through the subject site will create an impractical development as it will bisect the property in two pieces and the required street wouldn't be able to connect east or west to another public street. East of the site there are two Sheldon ISD schools and a Center Point energy corridor that wouldn't allowed for a street to be extended. West of the site is Greens Bayou and the railroad tracts close to Mesa Drive that create physical barriers that will make it difficult for a street to be extended further west.

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



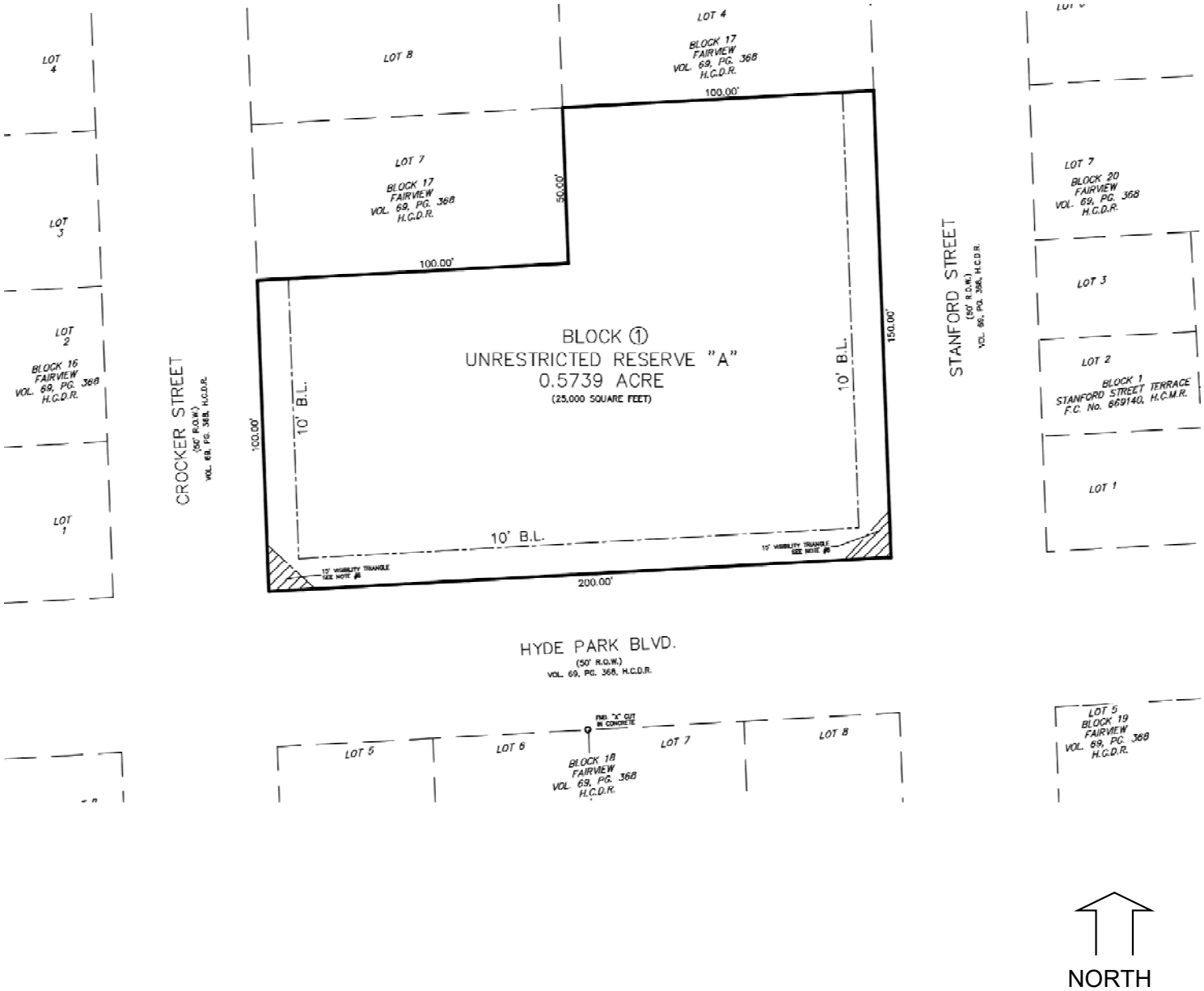
D – Variances **Site Location**

Houston Planning Commission ITEM: 144

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



D – Variances Subdivision

Houston Planning Commission ITEM: 144

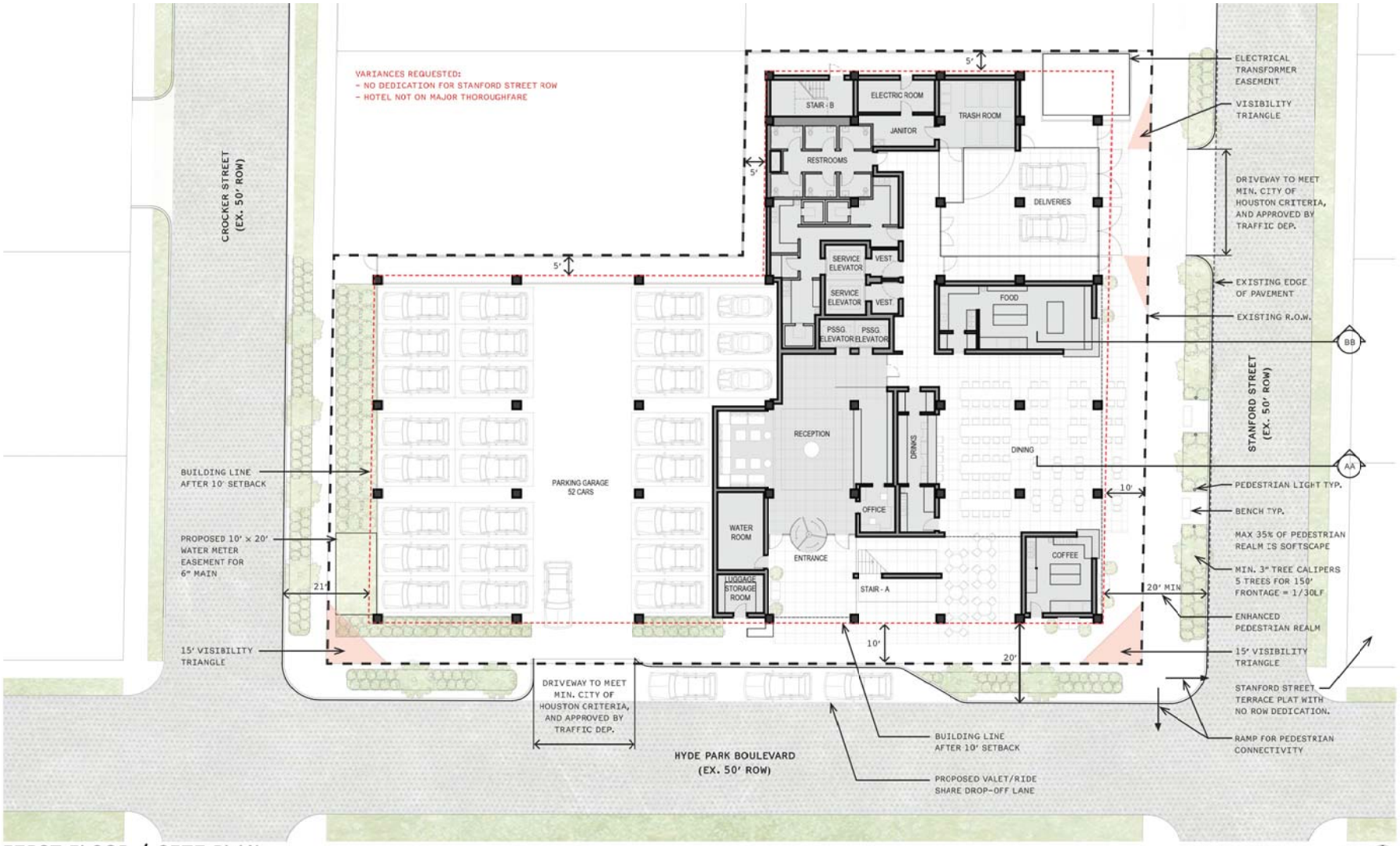
Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



D – Variances Aerial



FIRST FLOOR / SITE PLAN

0' 5' 10' 20' 40'

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1345
Plat Name: Hyde Park Hotel
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 06/12/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
42-121, TO not dedciate 5' of R.O.W. along Stanford Street
Chapter 42 Section: 121

Chapter 42 Reference:
Sec. 42-121. - Dedication of rights-of-way. (a)The applicant shall dedicate to the public the right-of-way for any street or alley designated in a subdivision plat as a public right-of-way in accordance with the requirements of this chapter and applicable state law.(b)When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The applicant is requesting to not dedicate the 5 feet of widening for Stanford Street on the East side of the property. The applicant is proposing a 10-foot setback on Stanford Street that will allow for an increased pedestrian realm, outdoor seating, and landscaping. An example of the quality design of the pedestrian realm can be found in Appendix D. The proposed Hyde Park Hotel is to be constructed on the 700 block of Hyde Park Boulevard. This site is unique in that it is located on Stanford, a Minor Collector. The proposed hotel site is only 750 feet from the nearest Major Thoroughfare, Montrose Boulevard, making the proposed Hyde Park Hotel extremely accessible. The land uses immediately surrounding the proposed hotel site are primarily bars and restaurants excluding three townhomes to the East on Stanford Street, three single-family townhomes and two multi-family developments to the West on Crocker Street, and two single-family developments and one multi-family development South on Hyde Park Boulevard. The following bars are located within 1 block of the proposed hotel site: Ripcord, George, Eagle Houston, Buddy's, Lola's Depot, Crocker, and Barnaby's Café. The proposed 52-key boutique hotel is a luxury 7-story design under 75 feet tall, that complements the Montrose Neighborhood and the surrounding community. The proposed hotel is surrounded by a lush landscape as depicted in Figure 1 and features a beer garden, a restaurant, 3 bars, and a rooftop pool. The food, beverage, and entertainment amenities total approximately 25,000 square feet, which includes the pool. The proposed Hyde Park Hotel has two

driveways. One driveway with access to Stanford Street for deliveries and another driveway with access to Hyde Park Boulevard leading to the 54-car Parking Garage. The entrance to the hotel is located on the South Side of the site on Hyde Park Boulevard, a local street. The additional 25 offsite parking spaces will be available West of the Site on Crocker Street.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed Hyde Park Hotel was assembled by purchasing multiple parcels, but was unsuccessful in securing the entire block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 52-key hotel. The three townhouses on Stanford street were platted in 2014 and were not required to dedicate the 5 feet of ROW for the widening of the Minor Collector. The applicant is proposing a 10-foot setback on Stanford Street that will allow for a larger quality pedestrian realm, outdoor seating, and landscaping. The pedestrian realm and overall walkability of the proposed hotel would suffer from a reduction of 5-feet of ROW. The Montrose Neighborhood is one of the most walkable and pedestrian-friendly neighborhoods in the City of Houston. The developer requires the full 10 feet on the East side of the property to create a quality walkable pedestrian realm

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 52-key hotel.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The beautifully designed boutique hotel fits comfortably in the Montrose neighborhood and matches the character of the surrounding buildings. As mentioned above, the purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. The Montrose neighborhood has adequate road access with 250-foot by 250-foot block lengths and is one of the most walkable neighborhoods in Houston. The proposed Hyde Park Hotel is easily accessible from all roads including Stanford Street, a Minor Collector, and Montrose Boulevard, a Major Thoroughfare, which is 750 feet away. The applicant is not requesting any parking variances; the proposed hotel exceeds the parking requirements. The proposed Hyde Park Hotel is a low-density 52-key hotel. The proposed hotel is located in the Montrose neighborhood which has block lengths of 250 feet by 250 feet similar to Houston CBD. Access is available through multiple Thoroughfare, Collectors, and Local Streets throughout the Montrose Community. The proposed hotel has been designed to match the character of the buildings and residents of the Montrose Community.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed hotel has a low-density design that incorporates with the mixed land uses of residential and commercial developments comfortably. The site is easily accessible to roadways due to the 250-foot by 250-foot grid block lengths and is located on Stanford Street, a Minor Collector, and 750 feet away from Montrose Boulevard, a Major Thoroughfare. The proposed hotel is an easily accessible, community-friendly development that meets the spirit and intent of Chapters 42 and 28. Approval of this variance should not be injurious or impact health, safety, and welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship has no bearing on this development.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
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June 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Hyde Park Hotel
REFERENCE NUMBER: 2023-1345

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Hyde Park Boulevard east of Crocker Street and west of Stanford Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Civil-Surv Land Surveying, L.C., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate 5' of R.O.W along Stanford Street. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 13, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Chris Rhodes with the Civil-Surv Land Surveying, L.C. at 713-839-9181. You may also contact Petra Hsia with the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832) 393-6627. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Ley Road Business Park

Applicant: The Interfield Group



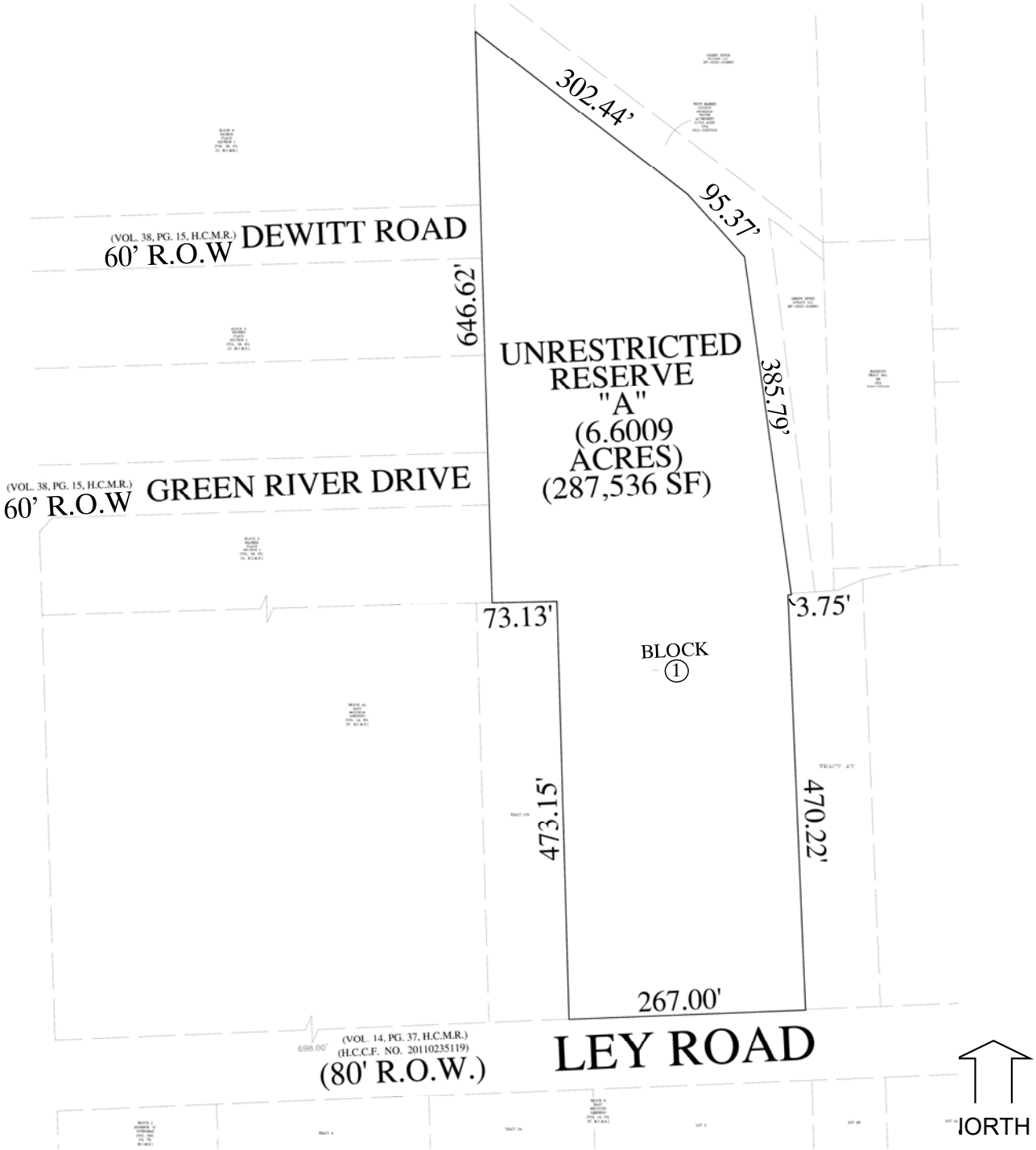
D – Variances **Site Location**

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Ley Road Business Park

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission ITEM: 145

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Ley Road Business Park

Applicant: The Interfield Group



D – Variances **Aerial**



The
INTERFIELD GROUP
engineering | architecture
401 STUDEWOOD, SUITE 300
HOUSTON, TEXAS 77007
WWW.INTERFIELD.NET
TEL. (713) 780-0909
TX. REG. NO. F-5611

TITLE **LEY ROAD BUSINESS PARK**		
PROJECT **0 Ley Rd**		
DATE: 06.12.23	*PROJ #: 23074.00*	*SHEET NO.* **SK1**
DRAWN BY: TO	*CHECKED BY: MLV*	*OF 1*
SCALE: NTS		

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1382
Plat Name: Ley Road Business Park
Applicant: The Interfield Group
Date Submitted: 06/12/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to not provide a street through subject tract or terminate with a cul-de-sac.

Chapter 42 Section: 42-135

Chapter 42 Reference:

Sec. 42-135 – Street Extensions (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Ley Road Business Park is located north of Ley Road, east of Wayside Drive, south of Crestview Drive and west of Denton Street. Project consists of a new warehouse development and is abutted by Dewitt Road and Green River Drive along the west property line. The requirement to extend two (2) public streets through subject property would deny developer 35,180 SF (0.807-acres) square feet of land and a traffic pattern that is more practical for this type of development. Please note that there is an existing easement owned by West Harris County Regional Water Authority that abuts property along north and east property lines. Dewitt Road and Green River Drive are not shown as being extended in City's Major Thoroughfare and Freeway Plan. Extension of the streets do not align with public streets to the east. All traffic will be kept to Ley Road, which is more of a commercial block face. A fence can be constructed at the 10' building lines that can be shown along abutting streets, to avoid through traffic to residential streets. We appreciate your consideration of this request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 6-foot side walk along Ley Road b. Yards between right-of-way line and homes will be landscaped, and will preserve and enhance the general character of block face. c. Developer intends to preserve as many Oak trees located within 40' of Hollister Street as possible.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety. On the contrary, there would be less of a concern that residents would be more accessible to crime and avoid more traffic along residential streets.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby existing conditions.

CITY OF HOUSTON
Planning and Development

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Mayor

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www.houstontx.gov

June 16, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: Ley Road Business Park
REFERENCE NUMBER: 2023-1382

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Ley Road east of N Wayside Drive and west of Denton Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not require Dewitt Road and Green River Drive to be extended through their property. Enclosed are copies of the variance request, the proposed subdivision plat and site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
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1. Send email to: speakercomments.pc@houstontx.gov,

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Mary Villareal with the Interfield Group at 713-780-0909. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832) 393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

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CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: River Oaks Highland Reserve (DEF 1)

Applicant: Meta Plannings + Design LLC



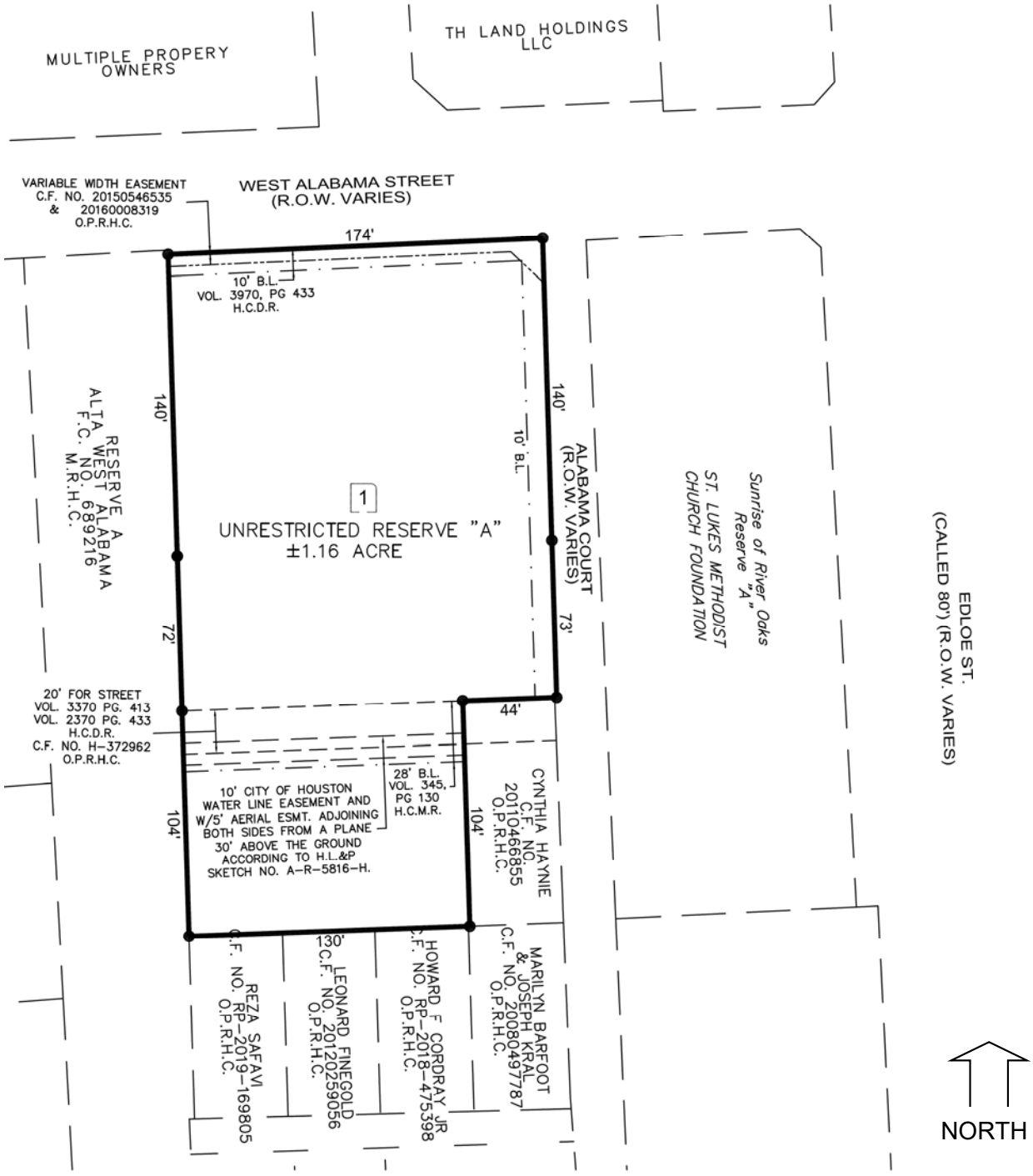
D – Variances **Site Location**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: River Oaks Highland Reserve (DEF 1)

Applicant: Meta Plannings + Design LLC



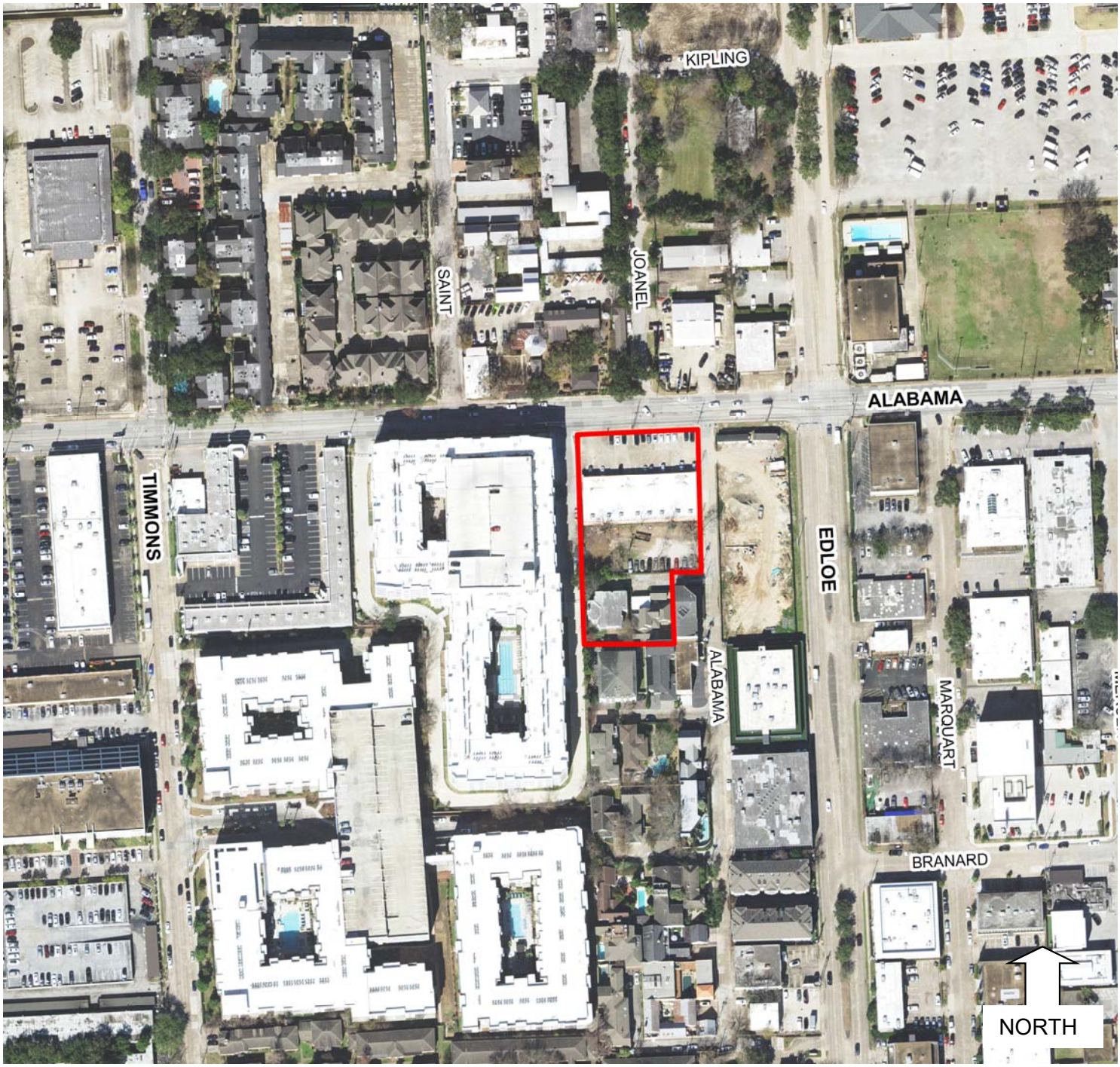
D – Variances **Subdivision**

Houston Planning Commission ITEM: 146

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: River Oaks Highland Reserve (DEF 1)

Applicant: Meta Plannings + Design LLC



D – Variances

Aerial

META PLANNING + DESIGN
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an aerial exhibit plan for

RIVER OAKS HIGHLAND RESERVE

±1.16 ACRES OF LAND

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 25 50 100

MTA-1017A
MAY 30, 2023

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1277
Plat Name: River Oaks Highland Reserve
Applicant: Meta Planning + Design LLC
Date Submitted: 05/30/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To not provide any additional right-of-way widening to Alabama Court.

Chapter 42 Section: 121

Chapter 42 Reference:

[...] (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. [...]

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject site is approximately 1.16 acres of land located in the Greenway Plaza vicinity, generally south of West Alabama Street and west of Edloe Street. The subject site is comprised of four tracts. The northern two tracts are unplatted acreage, and the southern two tracts make up lot 1 and lot 2 of the Alabama Court Place subdivision (as recorded in Volume 345, Page 130 of the Harris County Map Records). The subject site proposes a replat of these tracts to create one unrestricted reserve. The subject site has access to West Alabama Street to the north and Alabama Court to the east. Alabama Court has no known dedication information. Deeds and plats surrounding Alabama Court have referred to it as an access easement, a private drive, or a public street. It has a variable-width right-of-way of 20'-25', which is almost entirely filled with paving for the street, which has curbs and storm sewer gutters as well as a sidewalk along most of the eastern curb. Alabama Court is used as a public street for access to the adjacent properties, most of which are already developed for a mix of uses. Some of the surrounding properties have been platted over the past decades, and some were created by deed long ago. For example, immediately east across Alabama Court, the plat "Sunrise of River Oaks" recorded in 2008 established a 10' building line along Alabama Court but gave no widening to it. Further south, the plat "Alabama Park Townhomes" recorded in 2000 was abutting a portion of Alabama Court that was only 10' wide and gave an additional 10' of right-of-way so that it matched the roughly 20' width further north but described the road as a private drive and provided only a 5' setback. This request is to allow the subject site to plat without providing any right-of-way widening to Alabama Court. The street is already constructed

and functions as a public street. The subject site is small (slightly over one acre), is located at the intersection with West Alabama, and will not add a substantial amount of traffic to the existing street. Providing right-of-way widening would be an unreasonable burden on the developer of the subject site, would deprive the owner of reasonable use of their land, would not achieve any practical improvements to the street's conditions, and would not be in keeping with the character of the rest of the street. This same variance was approved about a year ago for the mid-block undeveloped tract under a previous owner, with the following conditions to be met along Alabama Court: minimum 6' unobstructed sidewalk, minimum 4'-wide safety buffer, minimum 3" caliper trees, and if a fence is provided, it must be a maximum of 8' high and transparent or made of semi-wrought iron. The developer of this application will provide these same improvements along their full frontage of Alabama Court.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing activity on the site and the historic conditions of the street are pre-existing circumstances that are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained by the existing paving of the street, which is adequate to serve the handful of properties that already use it for public access and frontage. This chapter allows for waiver of the widening requirement in cases where the proposed development will not contribute to a significant increase in traffic on the street, which is the case for the subject request.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not inhibit the existing street or significantly impact traffic on the street, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The existing character of the street and its surrounding properties, the small size of the subject tract, and the established pattern of surrounding plats are the justifications for the granting of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1277
Plat Name: River Oaks Highland Reserve
Applicant: Meta Planning + Design LLC
Date Submitted: 05/30/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow an Unrestricted Reserve to front on Alabama Court, a pre-existing local street of substandard width being used for public access.

Chapter 42 Section: 190

Chapter 42 Reference:

[...] (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Type of Reserve Minimum Size Type of Street Min. Street Width Min. Street Frontage Unrestricted 5,000 sqft Public Street 60' 60'

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject site is approximately 1.16 acres of land located in the Greenway Plaza vicinity, generally south of West Alabama Street and west of Edloe Street. The subject site is comprised of four tracts. The northern two tracts are unplatted acreage, and the southern two tracts make up lot 1 and lot 2 of the Alabama Court Place subdivision (as recorded in Volume 345, Page 130 of the Harris County Map Records). The subject site proposes a replat of these tracts to create one unrestricted reserve. The subject site has access to West Alabama Street to the north and Alabama Court to the east. Alabama Court has no known dedication information and serves only a few dozen small properties, both residential and commercial. Alabama Court ultimately dead-ends about 925' south of West Alabama. It has a variable-width right-of-way of 20'-25', which is almost entirely filled with paving for the street, which has curbs and storm sewer gutters as well as a sidewalk along most of the eastern curb. Alabama Court is used as a public street for access to the adjacent properties, most of which are already developed for a mix of uses. Some of the surrounding properties have been platted over the past decades, and some were created by deed long ago. For example, immediately east across Alabama Court, the plat "Sunrise of River Oaks" recorded in 2008 established a 10' building line along Alabama Court, but gave no widening to it. Further south, the plat "Alabama Park Townhomes" recorded in 2000 was abutting a portion of Alabama Court that was only 10' wide and gave an additional 10' of right-of-way so that it matched the roughly 20' width further north but described the road as a private drive and provided only a 5' setback. This request is to allow the subject site to be platted as an Unrestricted Reserve with frontage on Alabama Court, a substandard right-of-way. The existing 20'-25' wide right-of-way is of unclear origin and has been referred to as a private drive on other documents, but it is being used as a public street. Although the subject site could theoretically provide its share of widening to Alabama Court (see related variance request), the tract immediately across Alabama Court has already platted without giving widening, and all other sites along Alabama Court have already been fully developed. Many of the other tracts along Alabama Court are small townhome lots; it would be impossible for any

single lot to dedicate the nearly 20' of additional right-of-way needed on each side of Alabama Court. Therefore, future widening is unlikely to occur, and Alabama Court will most likely never reach a full 60' in width for any segment, let alone the full length of the street. Chapter 42-190 does not allow for any non-single-family use to develop on a public street of less than 50' in width, or streets less than 60' for unrestricted reserves. The subject site cannot develop within the bounds of Chapter 42-190 in its current configuration. The subject site will have frontage on West Alabama Street to the north. The portion of West Alabama Street that the subject site fronts on has a variable right-of-way of approximately 60', and sometimes larger. The subject site's frontage along West Alabama Street satisfies the intent of Chapter 42's requirements by having sufficient frontage on a wider street for commercial access. Alabama Court is a side street and the bulk of commercial traffic is expected to access the site directly from West Alabama. This request is to allow the subject site to plat an unrestricted reserve abutting a street less than 60' in width (Alabama Court) without providing any right-of-way widening to Alabama Court. The street is already constructed and functions as a public street, and the developer will be providing a sidewalk and other improvements along Alabama Court. The subject site is small (slightly over one acre), is located at the intersection with West Alabama, and will not add a substantial amount of traffic to the existing street. Requiring all abutting streets to meet the 60' width requirement would require substantial ROW dedication from a single owner. This is an unreasonable burden on the developer of the subject site, would deprive the owner of reasonable use of their land, would not achieve any practical improvements to the street's conditions, and would not be in keeping with the character of the rest of the street. Strict application of the requirements of this section would deprive the owner of reasonable use of the land and would make the site undevelopable.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing and historic conditions of Alabama Court are pre-existing circumstances that are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained by the existing paving of the street, which is adequate to serve the handful of properties that already use it for public access and frontage. The subject site has access on West Alabama Street to the north, and West Alabama Street has a right-of-way of approximately 60'.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not inhibit the existing street or significantly impact traffic on the street, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The existing character of the street and its surrounding properties, the small size of the subject tract, and the established pattern of surrounding plats are the justifications for the granting of the variance.

CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6662
www.houstontx.gov

June 2, 2023

VAR

NOTICE OF VARIANCE

PROJECT NAME: River Oaks Highland Reserve
REFERENCE NUMBER: 2023-1277

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of W Alabama Street and W Alabama Court, west of Edloe Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Meta Planning + Design LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow an unrestricted reserve to have frontage on a substandard right-of-way width and to not dedicate toward its widening. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, June 22, 2023, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: www.houstonplanning.com or Call: 832-393-6624.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Caitlin King with Meta Planning + Design LLC at 281-810-1422. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

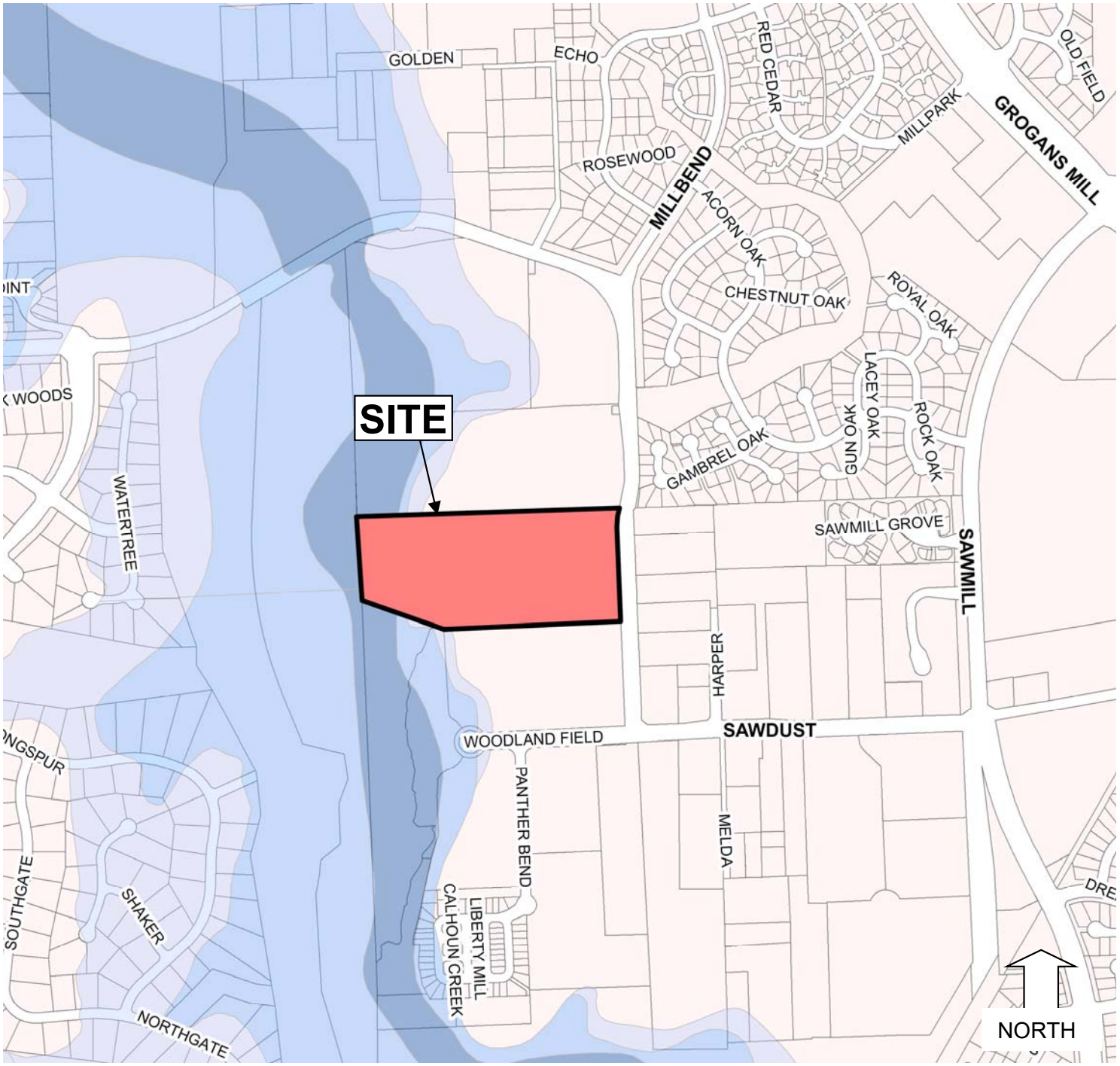
- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Sawdust Woodlands

Applicant: Windrose



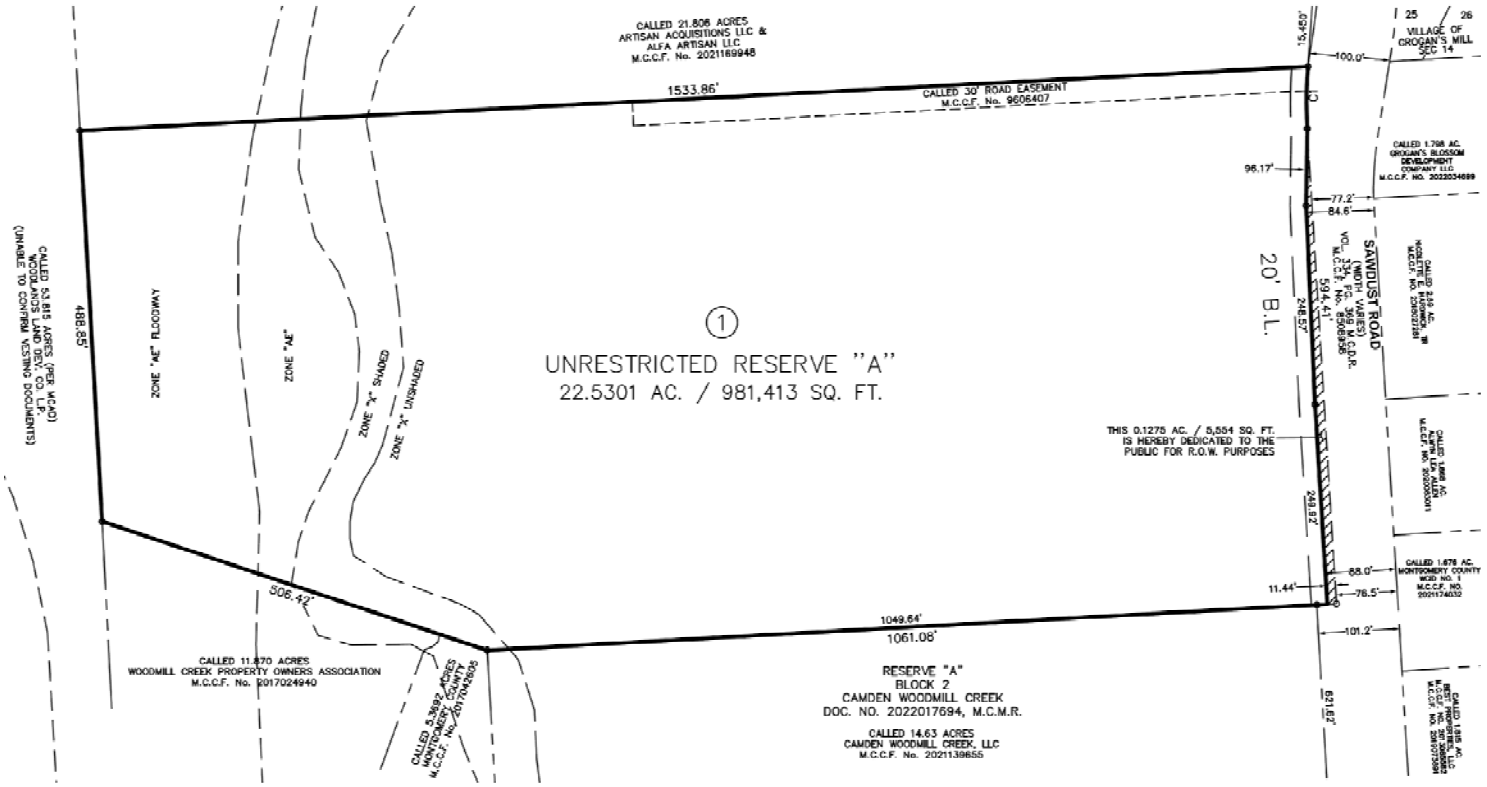
D – Variances **Site Location**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Sawdust Woodlands

Applicant: Windrose



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 147

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Sawdust Woodlands

Applicant: Windrose



D – Variances Aerial



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"

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Kahler Slater

MARQUETTE COMPANIES
WOODLANDS DEVELOPMENT

SITE PLAN

ASK001 | 06/23/23

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1509
Plat Name: Sawdust Woodlands
Applicant: Windrose
Date Submitted: 06/26/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Specific Variance Being Sought: to reduce building line to 20' on a major thoroughfare.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a)An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter. Major Thoroughfares In general 25 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The subject property consists of 22.66 acres on the west side of Sawdust Road in the City of Houston ETJ, Montgomery County, approximately 620' north of the intersection of Sawdust Road and Woodland Field Crossing. The site is unplatted, heavily wooded, and approximately 1/3 of it is encumbered by Panther Branch Creek on the west side, which sits in the floodplain and floodway. The applicant intends to develop a 300 unit multi-family development nestled between the creek and Sawdust Road. The aim of the developer is to preserve as many large mature trees as possible and repurpose an existing barn to maintain the character and feel of the land. In order to accomplish this goal the applicant is asking for a building line variance to reduce the required building line along a major thoroughfare from 25' to 20'. The developer is saving over 40 trees within the developed area of the site and numerous more trees on the eastern edge of the floodplain and floodway. These trees range in size, species, and age – the majority are Live Oaks and Pines, the largest being 50 caliper inches and the oldest being approximately 80-100 years old. Apartment units, parking, and drive aisles have been spaced appropriately to preserve as much of the existing root systems as possible and limit mass grading and elevation changes around the base of the trees. Designing around the numerous trees and keeping a safe distance away from the floodplain and Panther Branch Creek has expanded the site in the direction of Sawdust Road. By allowing a 5' reduction in the building line requirement numerous existing trees on-site can be saved and create a higher quality more environmentally sensitive development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The justification for this variance is not the making of the applicant; the numerous mature trees on site have existed for decades and approximately 1/3 of the site is encumbered by floodplain adding further constraints to the site plan. In order to save the amount of trees being saved expansion to the west towards Sawdust Road was the only possible option.

(3) The intent and general purposes of this chapter will be preserved and maintained;

A reduction in the building setback of 5' is only a 20% reduction from the usual requirement of 25'. The proposed plat is dedicating additional right-of-way as required by the Code and there will still be 20' between the building and the property line after right-of-way dedications. Montgomery County Engineering has expressed no objection to the 20' building line.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public – adequate space for sidewalks and street trees will remain between the building line and the property line and over 40+ existing mature trees will be saved. Preserving trees instead of clear-cutting the site will improve the general welfare by conserving habitat and reducing urban heat island effect.

(5) Economic hardship is not the sole justification of the variance.

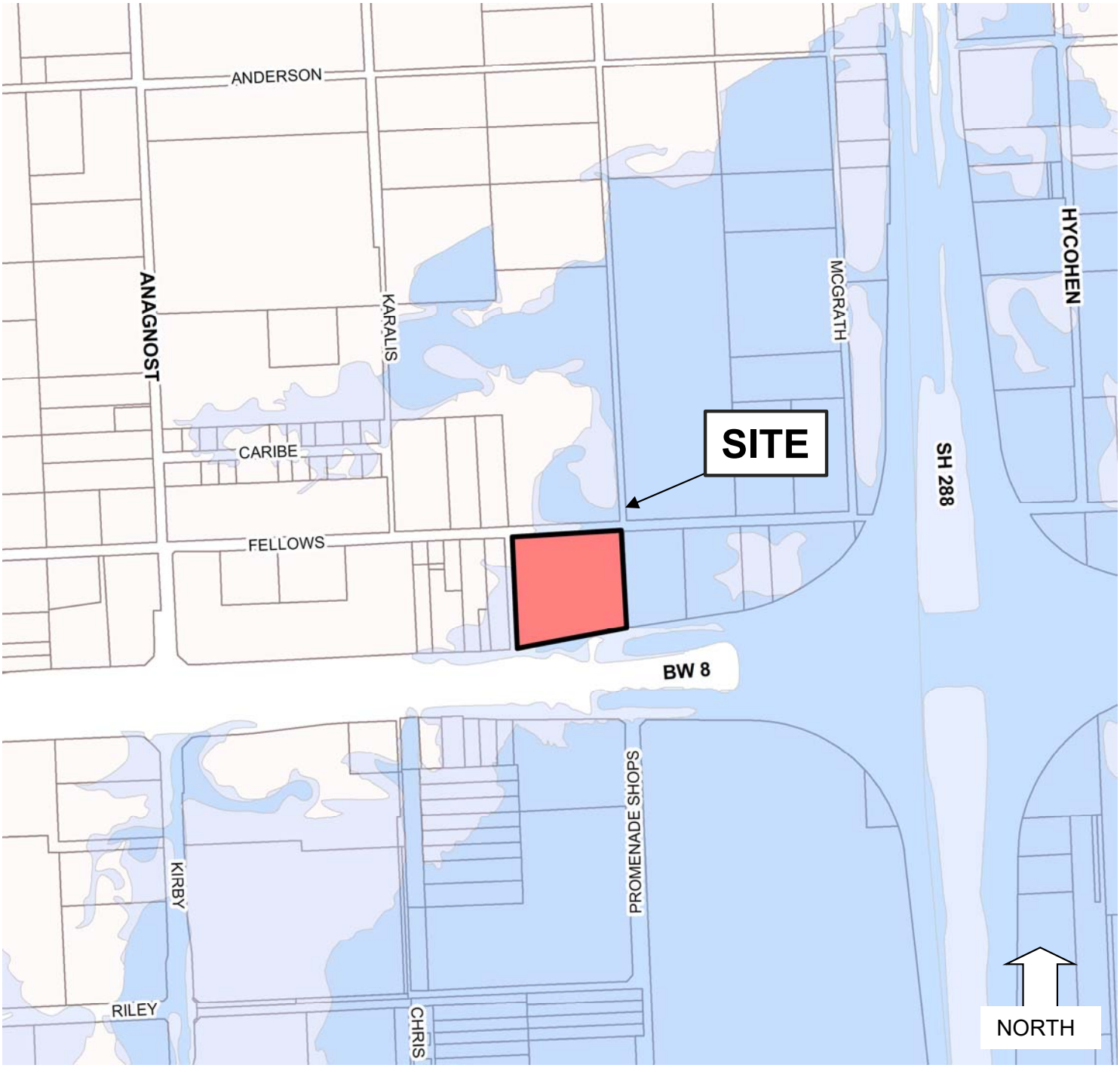
The reasons for this variance request are not economic in nature – the location of the existing mature trees and existing barn are the factors driving the location of the apartments units, parking, and drive aisles. In fact, the soft and hard costs of designing around existing trees and preserving trees during construction are greater than if the site was to be clear-cut and scraped for new development.

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Fellows In and Out Investments at South Freeway (DEF 1)

Applicant: Windrose



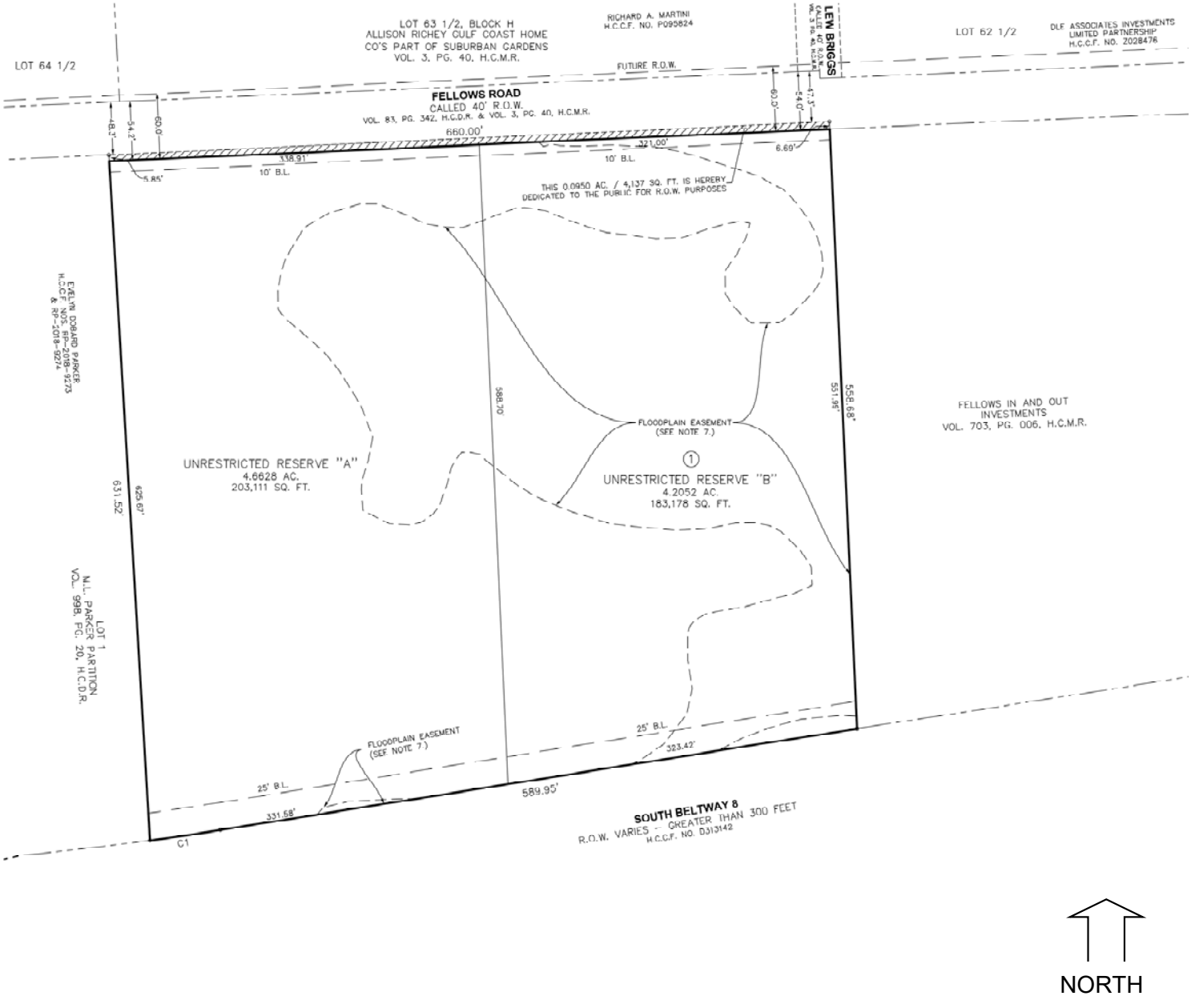
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Fellows In and Out Investments at South Freeway (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 148

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Fellows In and Out Investments at South Freeway (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2023-1380
Plat Name: Fellows In and Out Investments at South Freeway
Applicant: Windrose
Date Submitted: 06/12/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

to not dedicate a north-south public right-of-way through the subject property

Chapter 42 Section: 127

Chapter 42 Reference:

(a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See Variance Request Form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1380
Plat Name: Fellows In and Out Investments at South Freeway
Applicant: Windrose
Date Submitted: 06/12/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
to not dedicate a north-south public right-of-way through the subject property
Chapter 42 Section: 127

Chapter 42 Reference:
SEC. 42-127. Intersections of major thoroughfares (a)A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property consists of 8.963 acres situated between Fellows Road and South Beltway 8 approximately 1,400' west of the intersection of South Beltway 8 and Highway 288. The applicant intends to develop phase 2 of the Fellows Road Industrial Park including over 64,000 sq. ft. warehouse space with loading docks, parking, and detention. Phase 1 of the industrial park was platted in 2023 and abuts Phase 2 on the east side. The subject property's proximity to two major elevated freeways and associated one-way frontage roads merges, and the active landfill site to the north, make the dedication of a north-south public street impractical, unnecessary, and contrary to sound public policy. The interchange at South Beltway 8 and Highway 288 is nearly 2 miles wide - the elevated flyovers and main lanes block at grade crossings for approximately one mile in each direction. The subject property is located in an area that has very little pass-thru traffic – cars traveling west on Fellows Road are either generated from local traffic along Fellows or are turning right from the Beltway Frontage to travel west to Hooper Street (Anagnost/Kirby is currently unimproved). Cars traveling east on Fellows Road are only accessing local parcels as Fellows dead-ends into the one-way frontage of SH 288/Beltway 8 and all traffic must loop back to the west and there are no improved rights-of-way intersecting with Fellows Road that allow travel to the north. The dedicated rights-of-way to the north are unimproved and currently being used as active landfill. The owners of the landfill intend to continue this use well into the future and have a long-term plan to purchase the existing rights-of-way for Anagnost, Karalas, Lew Briggs, and McGrath then incorporate into their site. An additional north-south public street in this location is not needed for circulation and serves no practical purpose other than to encourage cut-through traffic intending to bypass Beltway 8 frontage lanes. It also introduces conflicts with traffic merging along the Beltway 8 frontage and exiting the freeway.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The justification for this variance is not the making of the applicant; the limited access frontage roads and the active landfill site are preexisting and outside of the control of the applicant. By the mid 1990s the landfill site and SH 288/Beltway 8 frontage road system was built out effectively isolating the subject property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the code is to ensure the city develops along a safe and orderly transportation grid which already exists for the area. SH 288 and Beltway 8 frontage roads are high capacity major thoroughfares for vehicles traveling south then west to Kirby Drive or continuing along the Beltway 8 frontage. Fellow Road, which is being widened per this plat, is a local street used for vehicles intending to travel further west to Hooper Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Not extending a right-of-way through the subject site will not present a danger to the public health safety or welfare. The area has a safe and orderly traffic grid – dedicating a north-side street through the subject property creates a new intersection within close proximity to two merges along Beltway 8 where cars are likely traveling at very high speeds existing the freeway. The introduction of an intersection at this location would decrease safety and create points of conflict along a major thoroughfare and highway.

(5) Economic hardship is not the sole justification of the variance.

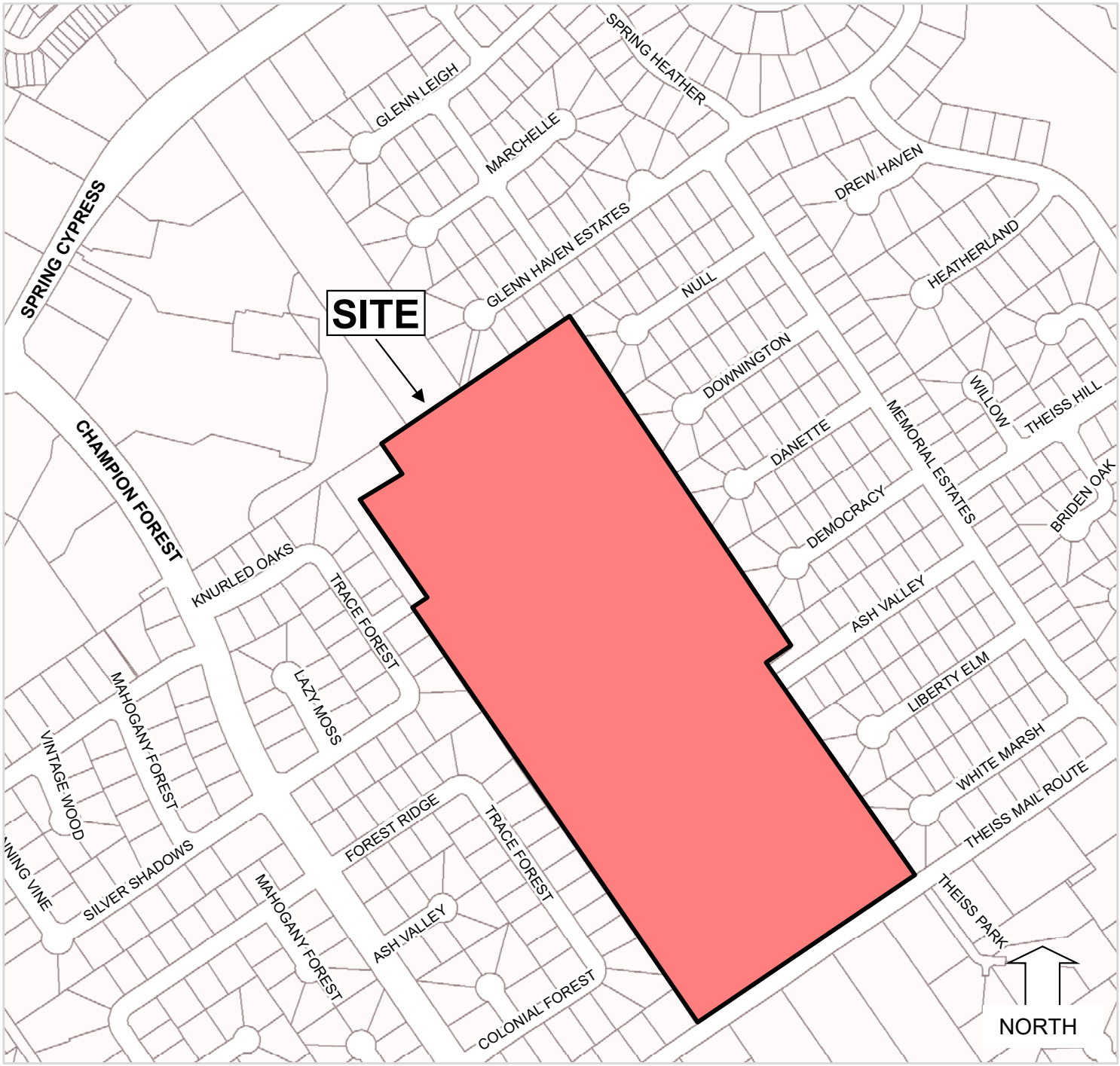
The reasons for this variance request are not economic in nature – dedicating a north-south street in this location will not enhance the local traffic grid in any meaningful way and will create conflicts with the merging frontage road traffic along Beltway 8.

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Klein ISD Doerre Intermediate School Complex

Applicant: American-Lupher Land Surveyors, Inc



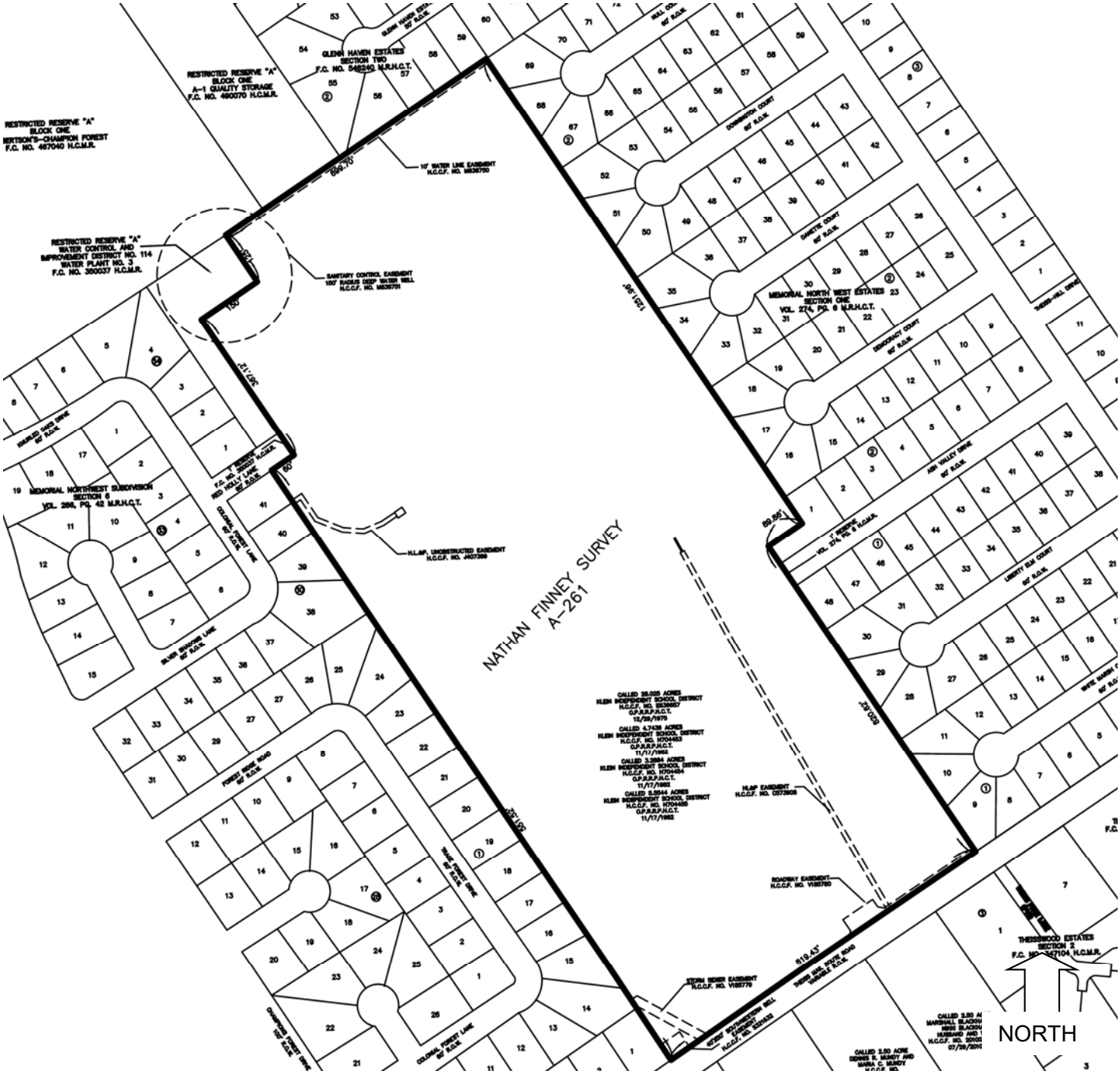
F - Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Klein ISD Doerre Intermediate School Complex

Applicant: American-Lupher Land Surveyors, Inc



F - Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 149

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Klein ISD Doerre Intermediate School Complex

Applicant: American-Lupher Land Surveyors, Inc



F - Reconsideration of Requirements Aerial


VARIANCE NOT TO PROVIDE A NORTH SOUTH STREET
VARIANCE NOT TO EXTEND AND NOT TO PROVIDE A CUL-DE-SAC
RED HOLLY LANE
25-FOOT PRIVATE DRIVE FROM RED HOLLY LANE TO THEISS MAIL ROUTE ROAD
Peter Wunderlich home Texas Historical Commission.
ASH VALLEY DRIVE
Kohrville School House. Last African American school house used in the community prior to desegregation.
VARIANCE NOT TO EXTEND AND NOT TO PROVIDE A CUL-DE-SAC
Wunderlich Farm Texas Historical Commission.
Wunderlich Farm and Klein, Texas Museum
Catherine Wunderlich Texas Historical Commission.
THEISS MAIL ROUTE ROAD
Blank
Imagery

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No:	**2023-1490**
Plat Name:	**Klein ISD Doerre Intermediate School Complex**
Applicant:	**American-Lupher Land Surveyors, Inc.**
Date Submitted:	**06/26/2023**

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

Not to provide a local street within the subject tract in a north-south or east-west direction every 1,400 feet. These streets include Red Holly Lane and Ash Valley Drive Not to provide a cul-de-sac at the end of Red Holly Lane and Ash Valley Drive

Chapter 42 Section: 128, 131

Chapter 42 Reference:

Section 42-128 (1): Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet Section 42-131 (a): Termination of a local street with a cul-de-sac.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Reasons are not required because we are submitting a variance.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1490
Plat Name: Klein ISD Doerre Intermediate School Complex
Applicant: American-Lupher Land Surveyors, Inc.
Date Submitted: 06/26/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The owner is requesting a variance from the requirement that Red Holly Lane and Ash Valley Drive be terminated with a cul-de-sac.

Chapter 42 Section: 131

Chapter 42 Reference:
Section 42-131(a)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Item intentionally left blank.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Variance not to terminate Red Holly Lane with a cul-de-sac. Red Holly Lane: "incorrectly shown as a public street in Google Maps is in fact a 25-foot wide privately maintained drive owned by Klein ISD, open to public traverse," currently extends into the subject property and terminates into Theiss Mail Route Road. There is no pipe gate or barricade on the west line of the subject tract and the driveway is used by the residences of Memorial Northwest as a public road. The existing improvements do not allow for a cul-de-sac at the end of Red Holly Lane. As you can see on the attached aerial photo there is a tennis court that will not allow a cul-de-sac. Variance not to terminate Ash Valley Drive with a cul-de-sac. Based on the attached aerial photo staff can clearly see there is an existing structure that makes the cul-de-sac unfeasible. The existing structure has State of Texas Historical Commission recognition and the tract itself is listed in the National Register of Historic Places by the United States Department of the Interior. In addition, the site is a valued piece of Klein ISD's history. Requiring the owner to dedicate a cul-de-sac at Red Holly Lane and Ash Valley Drive would be contrary to sound public policy. Additional access points to the tract would be dangerous to the students attending the school. It would afford additional access to school property that would require monitoring and security to keep the campus safe.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Doerre Intermediate School Complex was built in 1982 over 41 years ago. The campus was approved and constructed in accordance with the rules at that time. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Theiss Mail Route Road. The general purpose of this chapter is to provide adequate street spacing and patterns. As mentioned previously Red Holly Lane extends through the entire property with no barricades of gates. The subject tract has been in the same configuration for over 41 years without any issues.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Theiss Mail Route Road. The requirement to provide the cul-de-sacs would be injurious to the public and especially the students. The great people of Memorial Northwest subdivision would absolutely be in favor of granting this variance to protect the students of Doerre Intermediate from excessive traffic and potential danger.

(5) Economic hardship is not the sole justification of the variance.

No part of this request is related to an economic hardship. The request to grant this variance is solely based on maintaining the integrity of the campus and keep the students safe from excessive traffic and exposure. Review of the arial photograph in this application will absolutely give credibility to our discussion points.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1490
Plat Name: Klein ISD Doerre Intermediate School Complex
Applicant: American-Lupher Land Surveyors, Inc.
Date Submitted: 06/26/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

The owner is requesting a variance from the requirement that each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet. The owner would prefer not to dedicate a local street in an east-west direction at the end of Red Holly Lane and Ash Valley Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128(a)(1): Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Item intentionally left blank.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Variance to extend Red Holly Lane. Red Holly Lane "incorrectly shown as a public street in Google Maps is in fact a 25-foot wide privately maintained drive owned by Klein ISD, open to public traverse," currently extends into the subject property and terminates into Theiss Mail Route Road. There is no pipe gate or barricade on the west line of the subject tract and the driveway is used by the residences of Memorial Northwest as a public road. The existing improvements does not allow for an extension of Red Holly to the east or to the north. As you can see on the attached aerial photo there is a tennis court and the school building itself that will not allow the extension. Variance to extend Ash Valley Drive. Based on the attached aerial photo staff can clearly see there is an existing structure that makes the extension unfeasible. The existing structure has State of Texas Historical Commission recognition and the tract itself is listed in the National Register of Historic Places by the United States Department of the Interior. In addition, the site is a valued piece of Klein ISD's history. Requiring the owner to dedicate an east/west street at Red Holly Lane and Ash Valley Drive would be contrary to sound public policy. A dedicated right-of-way through the tract would be dangerous to the students attending the school. It would afford additional access to school property that would require monitoring and security to keep the campus safe

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Doerre Intermediate School Complex was built in 1982 over 41 years ago. The campus was approved and constructed in accordance with the rules at that time. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Theiss Mail Route Road. The general purpose of this chapter is to provide adequate street spacing and patterns. As mentioned previously Red Holly Lane extends through the entire property with no barricades of gates. The subject tract has been in the same configuration for over 41 years without any issues.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Theiss Mail Route Road. The requirement to provide the east/west streets would be injurious to the public and especially the students. The great people of Memorial Northwest subdivision would absolutely be in favor of granting this variance to protect the students of Doerre Intermediate from excessive traffic and potential danger.

(5) Economic hardship is not the sole justification of the variance.

No part of this request is related to an economic hardship. The request to grant this variance is solely based on maintaining the integrity of the campus and keep the students safe from excessive traffic and exposure. Review of the arial photograph in this application will absolutely give credibility to our discussion points.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1490
Plat Name: Klein ISD Doerre Intermediate School Complex
Applicant: American-Lupher Land Surveyors, Inc.
Date Submitted: 06/26/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

The owner is requesting a variance from the requirement that each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet. The owner would prefer not to dedicate a local street in a north/south direction.

Chapter 42 Section: 128

Chapter 42 Reference:

Section 42-128(a)(1): Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Item intentionally left blank.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Red Holly Lane "incorrectly shown as a public street in Google Maps is in fact a 25-foot wide privately maintained drive owned by Klein ISD, open to public traverse," currently extends into the subject property and terminates into Theiss Mail Route Road. There is no pipe gate or barricade on the west line of the subject tract and the driveway is used by the residences of Memorial Northwest as a public road. These conditions are similar to a dedicated north/south street. The existing improvements do not allow for a north/south street. As you can see on the attached aerial photo there is a running tract and the school building itself that will not allow for a north/south street. Based on the attached aerial photo staff can clearly see there is an existing structure that makes the extension unfeasible. In addition, there are several existing structure that have State of Texas Historical Commission recognition and the tract itself is listed in the National Register of Historic Places by the United States Department of the Interior. In addition, the site is a valued piece of Klein ISD's history. There is also a detention pond, storage unit facility, and residential homes along the north line of the subject tract. There is no exit point along the north line of the tract. Requiring the owner to dedicate a north/south street would be contrary to sound public policy. A dedicated right-of-way through the tract would be dangerous to the students attending the school. It would afford additional access to school property that would require monitoring and security to keep the campus safe.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Doerre Intermediate School Complex was built in 1982 over 41 years ago. The campus was approved and constructed in accordance with the rules at that time. The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Theiss Mail Route Road. The general purpose of this chapter is to provide adequate street spacing and patterns. As mentioned previously Red Holly Lane extends through the entire property with no barricades of gates. The subject tract has been in the same configuration for over 41 years without any issues.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The surrounding tracts of land all have adequate access to their property from the existing streets. Police, fire, and other emergency personnel have access to these tracts of land as well. The majority of the motorist traffic in this area utilizes Theiss Mail Route Road. The requirement to provide the north/south street would be injurious to the public and especially the students. The great people of Memorial Northwest subdivision would absolutely be in favor of granting this variance to protect the students of Doerre Intermediate from excessive traffic and potential danger.

(5) Economic hardship is not the sole justification of the variance.

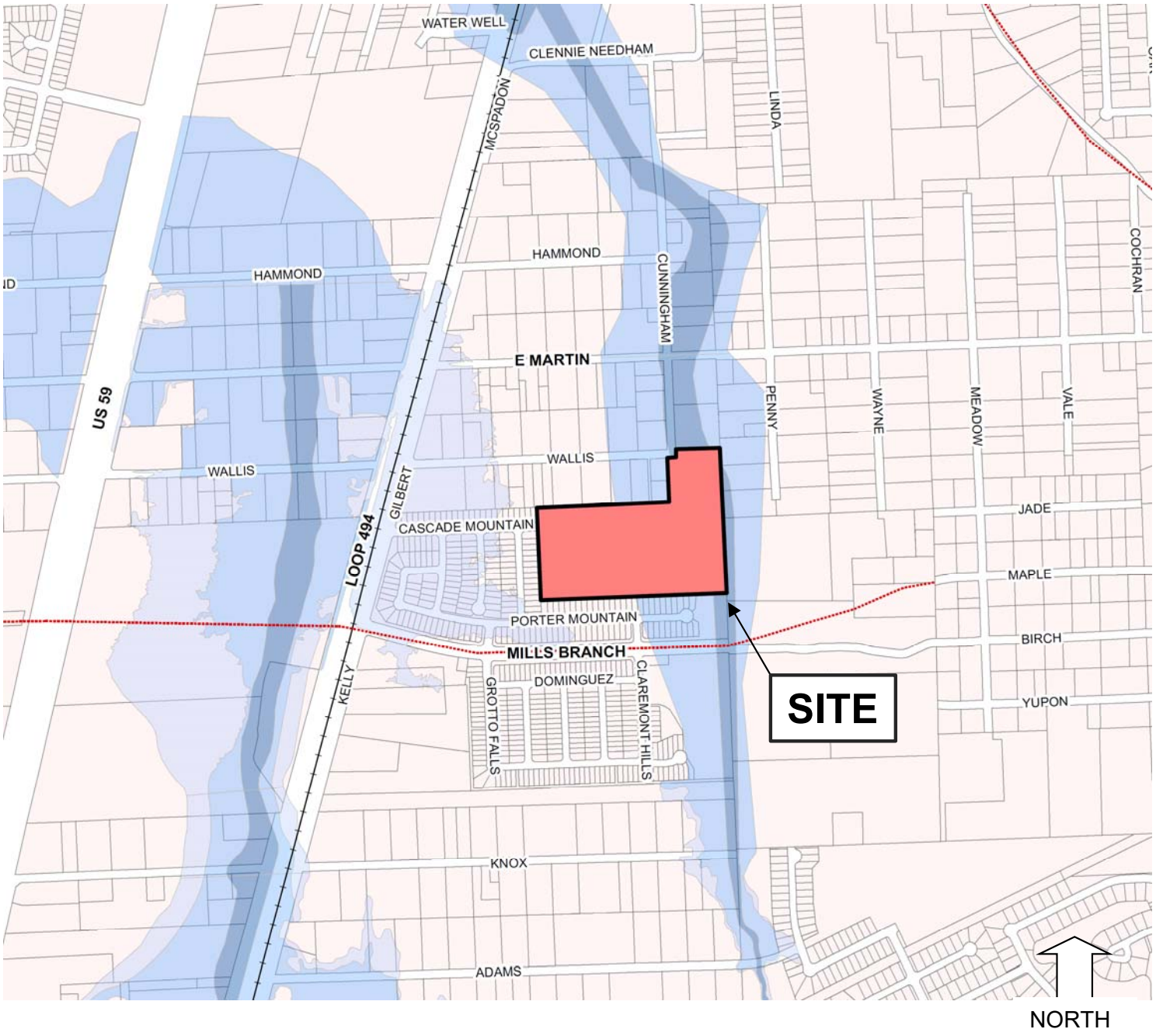
No part of this request is related to an economic hardship. The request to grant this variance is solely based on maintaining the integrity of the campus and keep the students safe from excessive traffic and exposure. Review of the arial photograph in this application will absolutely give credibility to our discussion points.

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Porter MUD WWTF

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Porter MUD WWTF

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 150

Planning and Development Department **Meeting Date: 07/13/2023**

Subdivision Name: Porter MUD WWTF

Applicant: Pape-Dawson Engineers



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2023-1464
Plat Name: Porter MUD WWTF
Applicant: Pape-Dawson Engineers
Date Submitted: 06/26/2023

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

We are requesting a variance for the planning department for the approval of the subdivision plat of Porter MUD WWTF to not extend Cascade Mountain Drive and not provide a turnaround. The developer would like to install a driveway at the end of Cascade Mountain Drive. The driveway will have a 20 foot gate with fire department lock box. The plans for this construction have been approved by the City and the County. The fire plan has also been approved. The site's main point of ingress/egress comes from the north along Wallis Road and has sufficient turn around with the platted parcel. The secondary point of access would be the proposed driveway at the end of Cascade Mountain Drive. It will have limited access during construction and will be a second point for district and emergency services should that be required.

Chapter 42 Section: 134

Chapter 42 Reference:

Per Sec. 42-134 s public street that terminates at the boundary of a plat previously approved by the commission without mean of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

This site currently serves the community as a Waste Water Treatment facilities. The district is expanding to provide more capacity. Per Chapter 42-134 this plat meets 4 of the 5 requirements to not extend the stub street. The district does not want to extend the street, but would like to have a controlled secondary point of access. It is important that the WWTP have a secondary point of access during construction, for limited district use, and emergency services. Providing a cul-de-sac turnaround adds no value to the ultimate plan for the residential community of the mud district. The cul-de-sac is not warranted because the trips or use would rarely be used. The cul-de-sac would take much needed land for future expansions. A turnaround would also create an unneeded potential for residential cars, trailer, and recreation vehicles to park within the cul-de-sac. The proposed driveway would also not impose any negative impacts with nearby driveways.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The City and County and Fire Marshall has approved the existing plans without the need for a turnaround. By approving this variance, we will be able to proceed with providing the community with additional Waste Water Treatment process for additional residential and commercial development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained; The existing site has Waste Water Treatment facilities. The district is expanding to provide more capacity. Per Chapter 42-134 we meet 4 of the 5 requirements to not extend the stub street. For item 3 (one lot depth) our site meets the requirement on the south of Cascade Mountain only being 1 lot depth. While the district does not want to extend the street, it does want to access with a gated driveway for a secondary point of access for limited used of the district and is emergency services are needed.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. By granting this variance will not be injurious to the public. The expansion of the existing MUD WWTF will provide the public with additional Wastewater treatment for better living. Porter MUD takes safety very seriously. They have acquired an approved fire plan. Having the second point of access is important to the district and emergency services.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this site. By allowing and approving this variance you will be supplying the district with a needed point of access for emergency services.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/2023
ITEM: 171

Applicant: RICARDO CHAVEZ
Contact Person: RICARDO CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
WEST OF: US 59 **NORTH OF:** Valley Ranch Pkwy	**23-1697**	77357	5674	256F	ETJ

ADDRESS: 21599 and 21601 Dogwood Drive, New Caney, Texas

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 55 OF POST OAK ESTATES SUBDIVISION, SECTION III, AN UNRECORDED SUBDIVISION, SITUATED IN THE J.H. STEWART SURVEY, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To connect utilities

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/2023
ITEM: 172

Applicant: RICARDO CHAVEZ
Contact Person: RICARDO CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1698	77357	5674	256F	ETJ

WEST OF: US 59 **NORTH OF:** VALLEY RANCH PKWY

ADDRESS: 21613 and 21615 Dogwood Drive, New Caney, Texas

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 56 OF POST OAK ESTATES SUBDIVISION, SECTION III, AN UNRECORDED SUBDIVISION, SITUATED IN THE J.H. STEWART SURVEY, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: To connect utilities

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/2023
ITEM: 173

Applicant: LINO OLVERA
Contact Person: DANIEL PEREZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1699	77357	5874	258J	ETJ

WEST OF: DEER RUN LN **NORTH OF:** GRAND PKWY

ADDRESS: 19829 Forest Drive W

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 279, OF PEACH CREEK FOREST, SECTION 2, AN UNRECORDED SUBDIVISION, OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/2023
ITEM: 174

Applicant: LINO OLVERA
Contact Person: DANIEL PEREZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1700	77357	5874	258J	ETJ

WEST OF: DEER RUN LN **NORTH OF:** GRAND PKWY

ADDRESS: 19843 Forest Drive W

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 278, OF PEACH CREEK FOREST, SECTION 2, AN UNRECORDED SUBDIVISION, OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, IN MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/13/2023
ITEM: 175

Applicant: KYLER CORREIA
Contact Person: KYLER CORREIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	23-1701	77373	5269	332H	ETJ

WEST OF: HARDY TOLL RD **NORTH OF:** FM 1960

ADDRESS: 18648 Casper Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING 1.3586 ACRES OF LAND SITUATED IN THE B. BARROW SURVEY, ABSTRACT NO. 126, AND ALSO BEING KNOWN AS LOT 29 OF WILDWOOD SECTION 1, AN UNRECORDED SUBDIVISION, IN HARRIS COUNTY, TEXAS.

PURPOSE OF REQUEST: Residential

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 176

Meeting Date: 07/13/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems, LLC	Joyce Owens	713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1802 Crystal Court	22112566	77008	5259	452S	C

HCAD ACCOUNT NUMBER(S):	0641680250024
PROPERTY LEGAL DESCRIPTION:	lot 24, block 3 Lazybrook Subdivision
PROPERTY OWNER OF RECORD:	Adam N. Diehl
ACREAGE (SQUARE FEET):	0.2080 acre/ 9061 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	W. 18th 100' & Crystal Ct. 60'
EXISTING PAVING SECTION(S):	W. 18th 80' & Crystal Ct. 60'
OFF-STREET PARKING REQUIREMENT:	2
LANDSCAPING REQUIREMENTS:	1 tree
LANDSCAPING PROVIDED:	3 trees
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	1400 sq. ft..
PROPOSED STRUCTURE(S) [TYPE;	Home addition 1435 sq. ft.

PURPOSE OF VARIANCE REQUEST: To allow a reduced building line of 20 feet instead of the required 25 feet along W 18th Street, and to allow a reduced 15' garage building line along Crystal Court.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter, 42-156 (b) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 176

Meeting Date: 07/13/2023

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The site is lot 24, block 3 of Lazybrook subdivision within the city limits. The site has an existing home of approximately 1,400 square feet and vehicular access along Crystal Court (cul-de-sac). The site abuts West (W) 18th Street Extension, a major thoroughfare (MTF), along the southern boundary of the site with no vehicular access. A 1,435 square feet home addition is being proposed to be added to the existing house with a new garage. The site is proposing a 15 feet garage building line instead of a 17' garage building line along Crystal Court. Strict application of the ordinance requires a 17 feet building line along a local street. The 15 feet building line along Crystal Court was established by the original plat prior to Chapter 42 ordinance. All homes abutting W 18th Street Extension, within Lazybrook subdivision, have a 15 feet garage setback.

A variance to allow a reduced garage building line of 15 feet garage building line along Crystal Court is being requested. The lot in situated in the 50' radius cul-de-sac.

instead building the home addition at the same setback (20 feet) as the existing homes will not affect the neighborhood character, safety or the intent of the ordinance. Requiring a 25 feet building line will deprive the applicant of the reasonable use of the land that can be used for development as established by the original building lines in the plat Lazybrook Subdivision.

The existing distance from the back of curb (BOC) to the property line is approximately 10.5 feet and 30.5 feet to the 20 feet building. The proposed addition will have a roof overhang of approximately 2 feet along the southern boundary of the house that will place the wall of the home addition at approximately 32.5 feet from the back of curb. Along W 18th Street Extension, a new 6 feet sidewalk will be provided to improve the pedestrian realm on this area. Two existing Oak trees with a caliper tree that ranges from 12 to 15 inches are located within the pedestrian realm along 18th Street Extension. In addition to this, a new wooden fence will be placed along the property line of the MTF.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

The site is lot 24, block 3 of Lazybrook subdivision within the city limits. The site has an existing home of approximately 1,400 square feet and vehicular access along Crystal Court (cul-de-sac). The site abuts West (W) 18th Street Extension, a major thoroughfare (MTF), along the southern boundary of the site with no vehicular access. A 1,435 square feet home addition is being proposed to be added to the existing house. The site has a 15 feet building line along Crystal Court and a 20 feet building line along W 18th Street Extension. Strict application of the ordinance requires a 17 feet building line along a local street. The 20 feet building line along W 18th Street Extension was established by the original plat prior to Chapter 42 ordinance. All homes abutting W 18th Street Extension, within Lazybrook subdivision, have a 20 feet setback.

DEVELOPMENT PLAT VARIANCE

A variance to allow a reduced building line of 20 feet along W 18th Street Extension is being requested. Not providing a 25 feet building line, but instead, building the home addition at the same setback (20 feet) as the existing homes will not affect the neighborhood character, safety or the intent of the ordinance. Requiring a 25 feet building line will deprive the applicant of the reasonable use of the land that can be used for development as established by the original building lines in the plat Lazybrook Subdivision.

The existing distance from the BOC to the property line is approximately 10.5 feet and to the 20 feet building lines is approximately 30.5 feet. The proposed addition will have a roof overhang of approximately 2 feet along the southern boundary that will place the wall of the addition at approximately 32.5 feet from the back of curb. Along W 18th Street Extension, a new 6 feet sidewalk will be provided to improve the pedestrian realm on this area. Two existing Oak trees with a caliper tree that ranges from 12 to 15 inches are located within the pedestrian realm along 18th Street Extension. In addition to this, a new wooden fence will be placed along the property line of the MTF.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Lazybrook subdivision was recorded in 1954. This was prior to the ordinance being established and requiring a 15 feet front building line. The lot is in the curve of the cud-de-sac which affects the shape of the garage. All existing homes in the cul-de-sac have 15' garage setbacks. The granting of this variance will not be a result of a hardship created or impose by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The original subdivision Lazybrook established a 20 feet building line along W 18th Street Extension when it was recorded in 1954. W 18th Street Extension was classified as a MTF in 1946. The 20 feet building line has met the setback requirement for the MTF prior to the establishment of the ordinance and It has me the intent of the ordinance after it was established in the 80s.

The existing distance from the back of curb to the property line is 10.5 feet and to the 20 feet building lines is approximately 30.5 feet. The proposed addition will have an overhang of approximately 2 feet along the southern boundary which will place the wall of the home addition at approximately 32.5 feet from the back of curb.

Allowing a reduced building line along W 18th Street Extension will not affect the character of the neighborhood since all the existing homes along W 18th Street have the same setback. This will also preserve the intent and general purpose of this chapter since the existing distance from BOC to the proposed home addition is greater than the 25 feet setback required by the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing a reduced 17 feet garage building line will not be injurious to the public health, safety or welfare since there is only one other lot along the All homes along W 18th Street have the same 15 feet setback that includes the garage. approximately 2 feet along the southern boundary that will place the wall of the home addition at approximately 32.5 feet from the BOC. No vehicular access is proposed along W 18th Street Extension. All vehicular access will continue to be along the local street Crystal Court. W 18th Street Extension has a 100 feet right of way width with four lanes and a median with trees that works as a speed mitigator device creating a safer environment for pedestrians and vehicles. In addition to this, a 6 feet sidewalk will be provided along W 18th Street to improve the pedestrian realm safety for people walking along the MTF.

(5) Economic hardship is not the sole justification of the variance.

The home garage addition will be placed at the same setback 150 feet) as established by the original plat Lazy brook Subdivision. This will align the home addition to the existing home to maintain the character of the neighborhood. The vehicular access will be maintained along Crystal Court. A new wooden fence will be place along W 18th Street Extension and a new 6 feet sidewalk will be provided to improve the pedestrian realm along the MTF. Economic hardship is not the sole justification to allow a 15 feet garage building line instead of the required 25 feet along W 18th Street for the proposed home addition.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 07/13/2023

Location Map



DEVELOPMENT PLAT VARIANCE

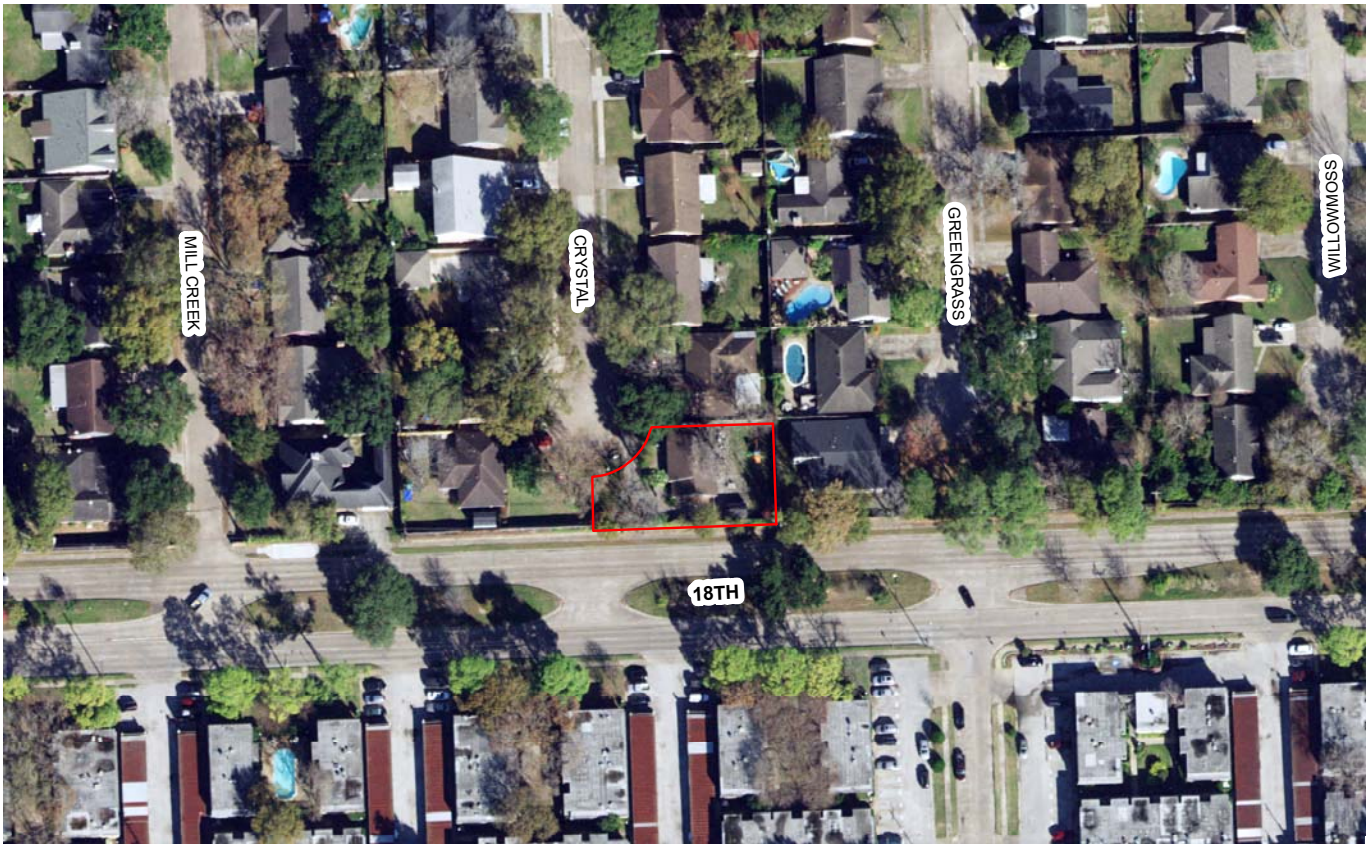
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

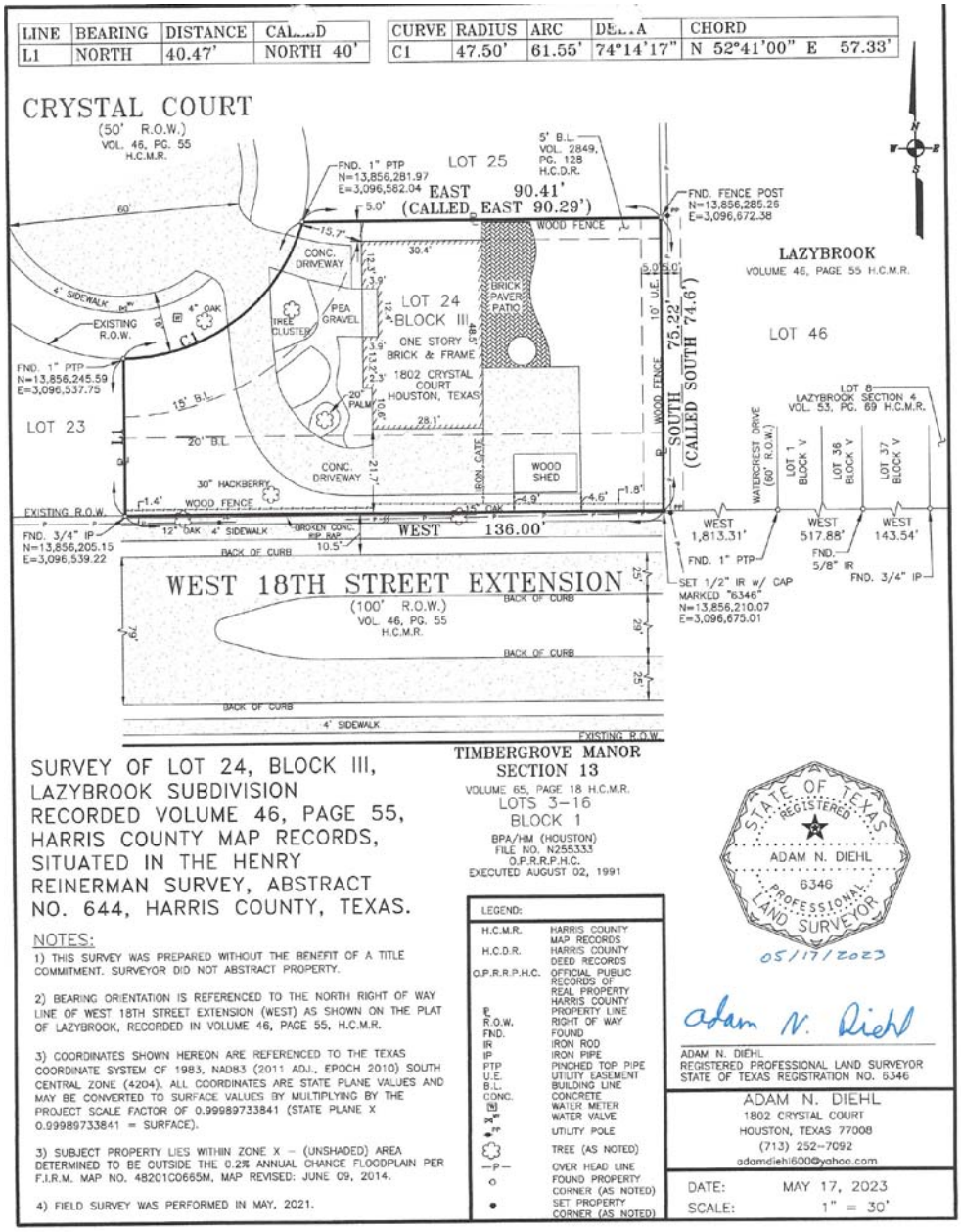
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

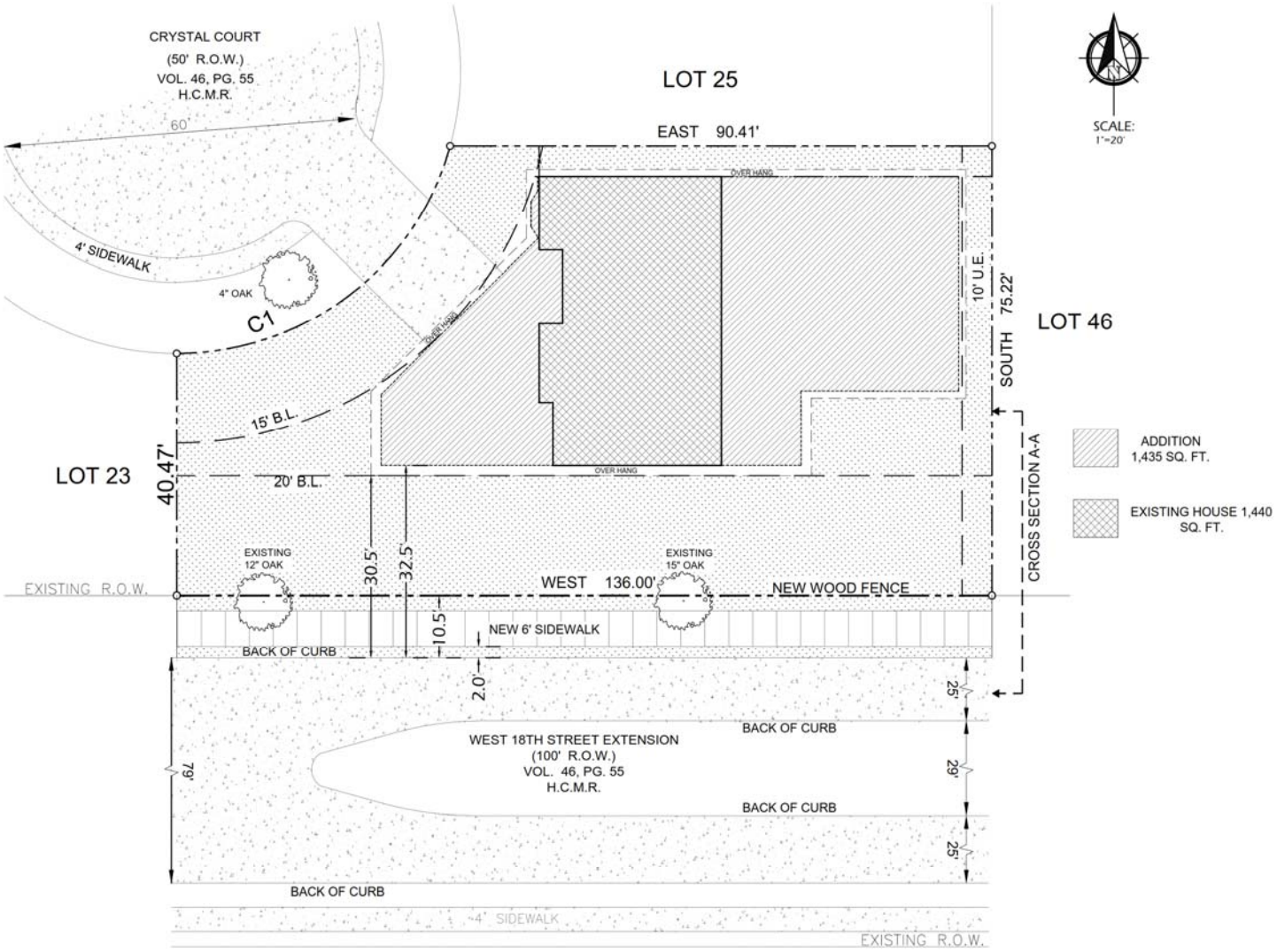
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

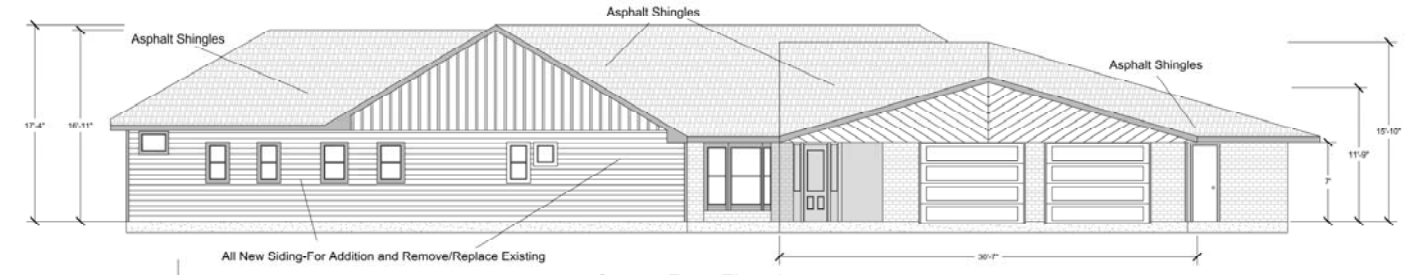
PLANNING & DEVELOPMENT DEPARTMENT

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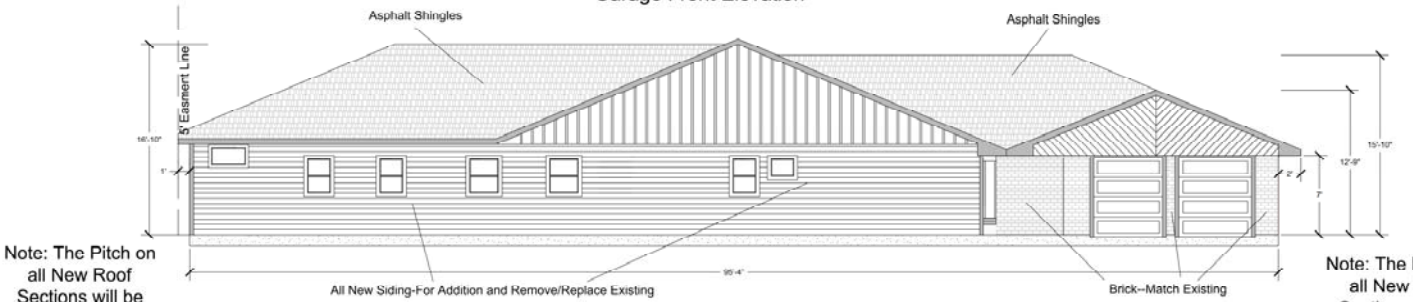
Meeting Date: 07/13/2023

Houston Planning Commission

Elevations



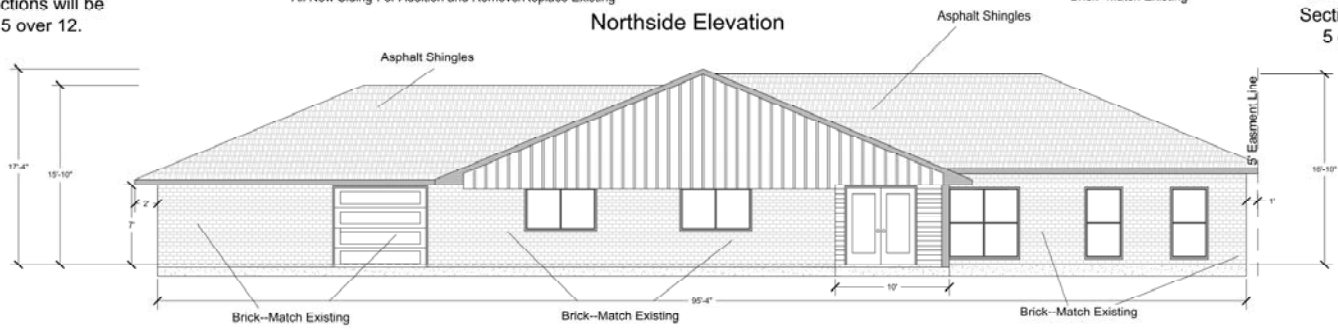
Garage Front Elevation



Note: The Pitch on all New Roof Sections will be 5 over 12.

Note: The Pitch on all New Roof Sections will be 5 over 12.

Northside Elevation



Southside Elevation

DEVELOPMENT PLAT VARIANCE

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VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Alvaro Mesa	Alvaro Mesa	832.584.1865	al.duque11@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3202 Cushing Street	23046514	77026	5558A	494C	B

HCAD ACCOUNT NUMBER(S):	0140480000007
PROPERTY LEGAL DESCRIPTION:	LT 7, Blk 16 Fairgrounds Park
PROPERTY OWNER OF RECORD:	Sandra Milena Duque Orozco
ACREAGE (SQUARE FEET):	.1148
WIDTH OF RIGHTS-OF-WAY:	Cushing Street (50) & Lockwood Drive (100')
EXISTING PAVING SECTION(S):	Cushing Street (26') & Lockwood Drive (50')
OFF-STREET PARKING REQUIREMENT:	4 spaces
OFF-STREET PARKING PROVIDED:	4 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0 sf
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,318 sf

PURPOSE OF VARIANCE REQUEST: To request 1) 5' building line along south side along Cushing Street in lieu of the required 10' building line 2) 10' building line along Lockwood Drive in lieu of the required 25' by ordinance.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares. (A). The portion of a lot of tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-156. Building line requirements along a local street. (B). Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The purpose of this variance request is to allow a 10-foot building line in lieu of the required 25-foot building line along a major thoroughfare as well as a 5-foot building line in lieu of the required 10-foot building line on the south side of the property along Cushing street. Although we are seeking for the expectations of city guidelines to be adjusted, the architecture supporting this variance was nonetheless thought out to follow the required building codes of the surrounding area, ultimately preserving the public welfare and safety within it. The site plan illustrating this variance request demonstrates a property elevation of 4 feet in height as well as a driveway that is adjacent to a non-traffic road. These are details that reference the expectations of city guidelines and ensure the prevention of possible automobile collisions, which would otherwise be the major threat to public safety in the area. Overall, the variance request being submitted will account for and adhere to all concerns posed by city guidelines.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

The purpose of this variance request is to allow a 10-foot building line in lieu of the required 25-foot building line along a major thoroughfare as well as a 5-foot building line in lieu of the required 10-foot building line on the south side of the property along Cushing street. The architecture supporting this variance was thought out to follow the required building codes of the surrounding area, ultimately preserving the public welfare and safety within it. The site plan illustrating this variance request demonstrates a property elevation of 4 feet in height as well as a driveway that is adjacent to a non-traffic road. These are details that reference the expectations of city guidelines and ensure the prevention of possible automobile collisions, which would otherwise be the major threat to public safety in the area. Overall, the variance request being submitted will account for and adhere to all concerns posed by city guidelines.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

DEVELOPMENT PLAT VARIANCE

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Considering that the main circumstance supporting the granting of the variance in question is an excessive amount of land being deemed unusable due to the imposition of this chapter's standards and thus a deprivation of the reasonable use of said land, it can be deduced that the circumstances supporting the granting of the variance are not a result of a hardship created or imposed by the applicant but rather of one imposed by the guidelines to which the developers have been asked to adhere to.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter, which is the safety of the development and those who will inhabit it, will be preserved and maintained. A portion of the land will remain untouched in order to ensure a barrier between the future development and ongoing heavy traffic. Additionally, the development is thought to be elevated to a height of four feet, further protecting the inhabitants from any unpredicted case of oncoming traffic from the heavily congested road behind the property. When considering the placement of the development's driveway, it will be constructed on a non-traffic street, opposite of the heavy traffic road in question. Overall the intent and general safety purposes of this chapter have been previously considered in the plan for this development and will be preserved, maintained and ensured in its execution.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. As aforementioned, a portion of the land used for the envisioned development, measuring at least fifteen feet in width, will remain untouched in order to ensure a barrier between the future development and ongoing heavy traffic. This being said, the granting of the variance would not be injurious to the safety of the inhabitants of the envisioned development nor to those around it.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, but instead it is the reasonable use of the land.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

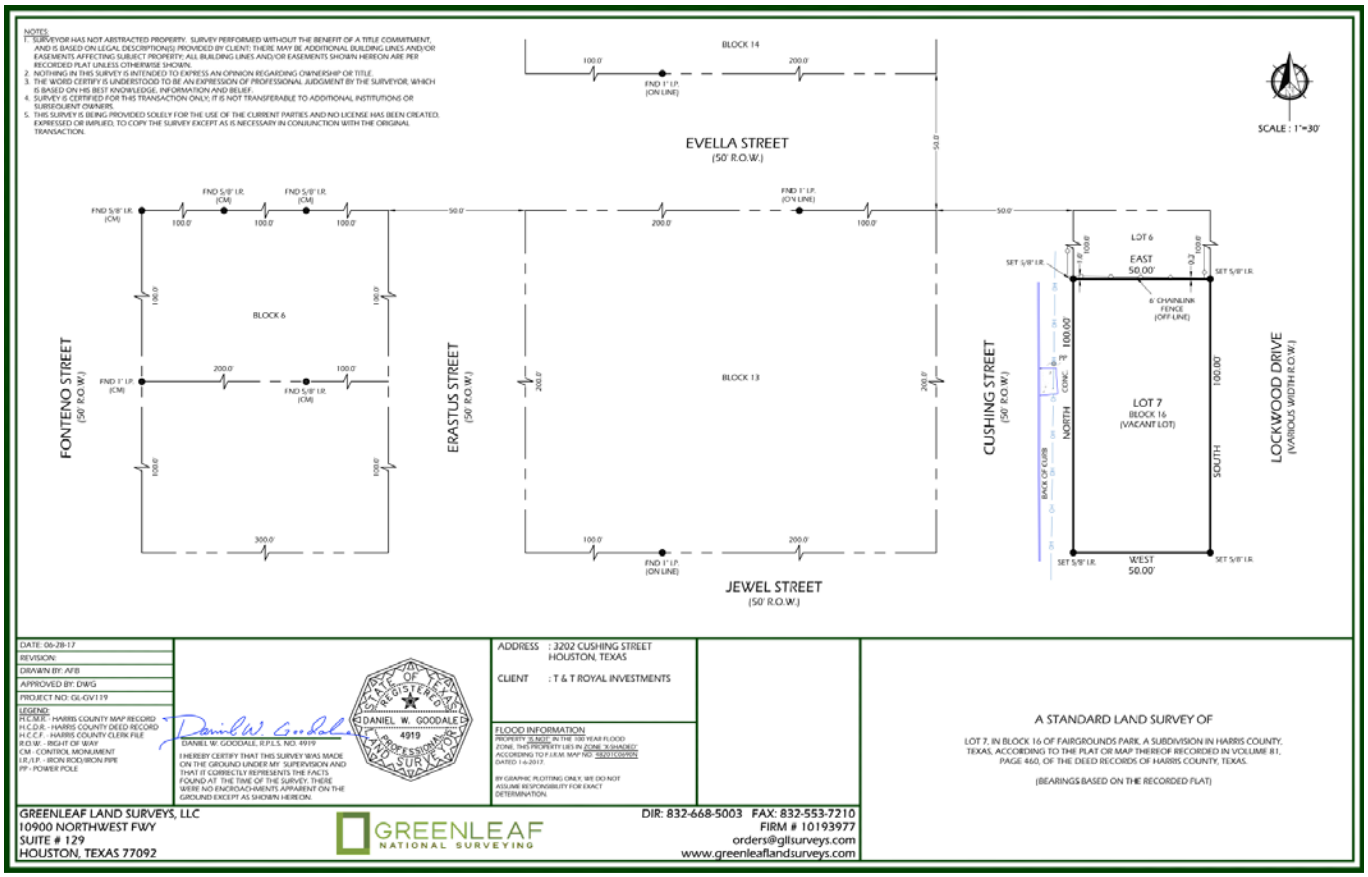
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 07/13/2023

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Elevations



DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

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Meeting Date: 07/13/23

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
A & M SERVICES	Arwen Mcmillan	713-818-4979	txamcmillan@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3444 Meadow Lake Lane	23055169	77027	526A	492P	G

HCAD ACCOUNT NUMBER(S):	0601590580004
PROPERTY LEGAL DESCRIPTION:	LOT 4 BLK 58 River Oaks Sec 7
PROPERTY OWNER OF RECORD:	Steven R Levy
ACREAGE (SQUARE FEET):	13,824 SF
WIDTH OF RIGHTS-OF-WAY:	San Felipe Street: 60', Meadow Lake Lane: 50'
EXISTING PAVING SECTION(S):	San Felipe Street: 47', Meadow Lake Lane: 26'
OFF-STREET PARKING REQUIREMENT:	2 off-street parking spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	3079 SF
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	3028 SF (ADDITION)

PURPOSE OF VARIANCE REQUEST: To adopt the River Oaks HOA setback on San Felipe of 10' instead of the COH setback of 25' for major throughfares.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

(A). The portion of a lot of tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

To have a 10' set back in the back of the property on San Felipe St instead of the 25' setback. Ultimately to no longer have vehicular access from San Felipe St. it is the back of the property and will have an 8' closed fence. The new driveway access will be off Meadow Lake Lane.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land;

The owner would simply like to use the additional land in the back for outdoor space to enjoy with the family.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The requirement of the 25' COH set back on San Felipe St is unsafe for exiting and accessing the property for traffic reasons as well. This granted set back to 10' that is in the River Oaks Deed Restrictions would get rid of that issue as the property would no longer be accessible on that street.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances are not the result of a hardship imposed on the applicant, which the proposal allows ofr a safer alternative.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The granting of this variance will preserve and maintain the intent and general purpose of the chapter, by allowing the elimination of the access on the major.

DEVELOPMENT PLAT VARIANCE

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

No, it will not be injurious in any way to the public health, safety, or welfare, the driveway from the major will be removed as part of this project, and a consistent setback will be in place.

(5) Economic hardship is not the sole justification of the variance.

No economic hardship is not the sole justification, also the existing driveway approach to major will be eliminated.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



DEVELOPMENT PLAT VARIANCE

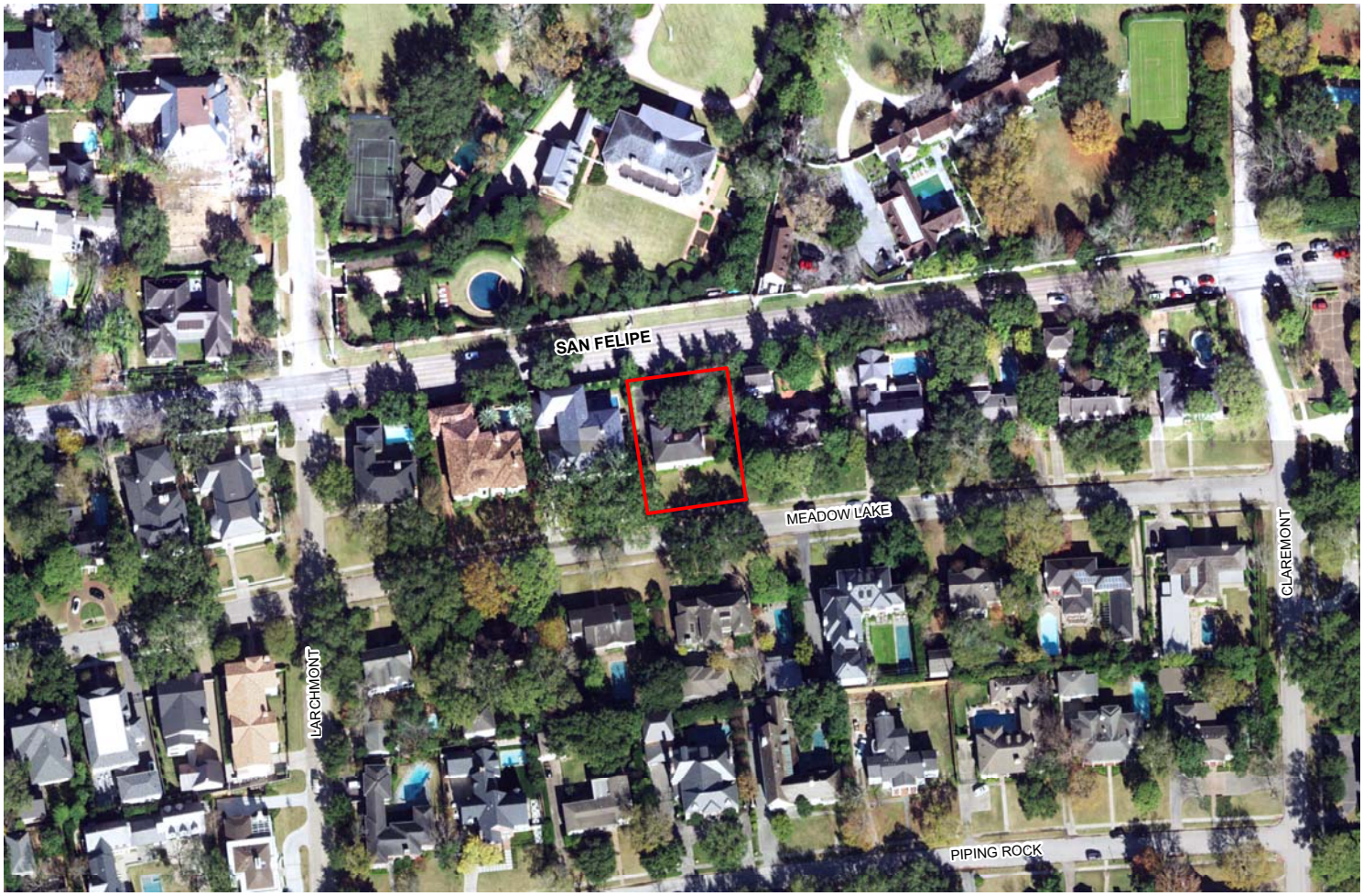
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

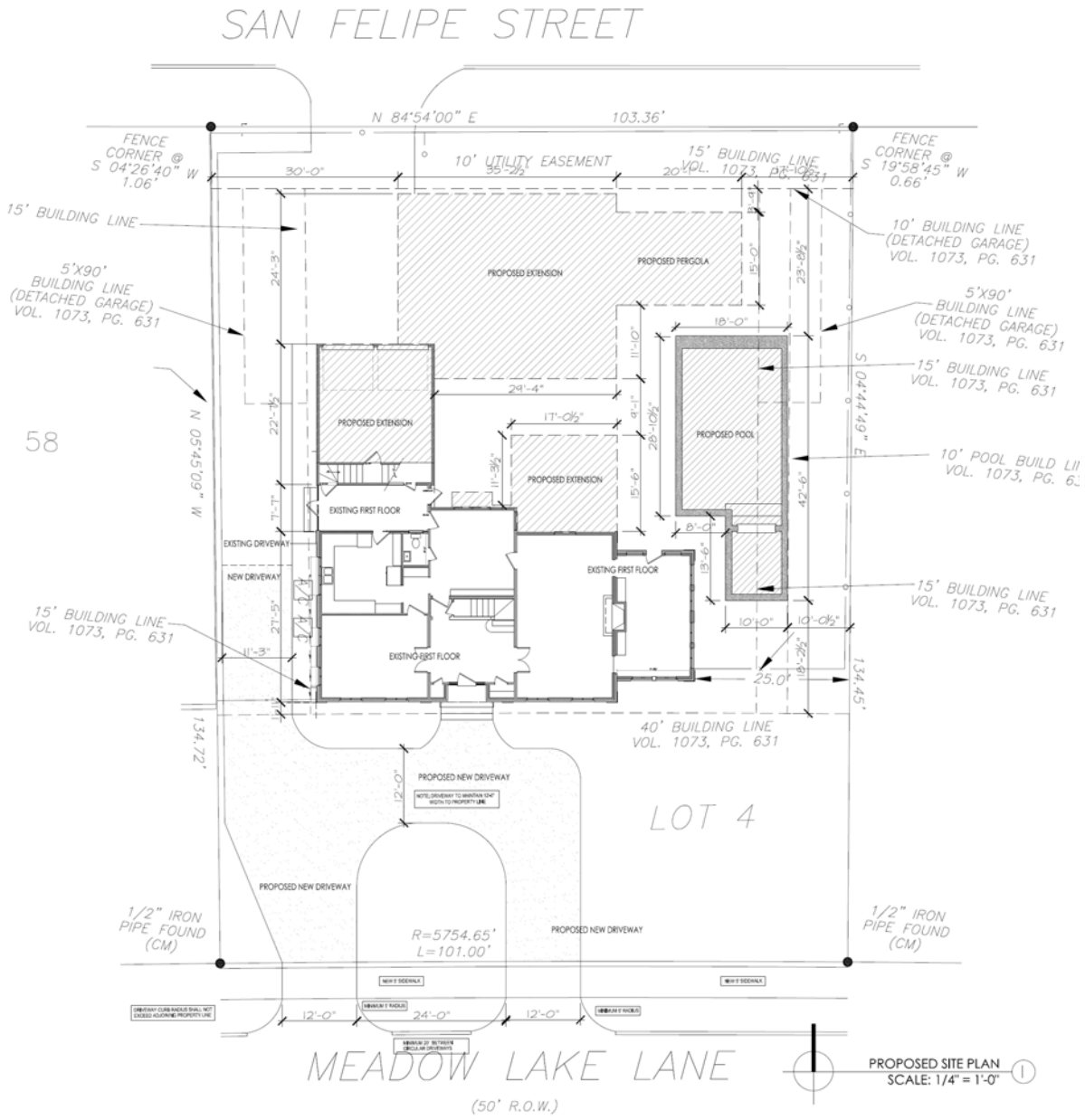
PLANNING & DEVELOPMENT DEPARTMENT

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Site plan



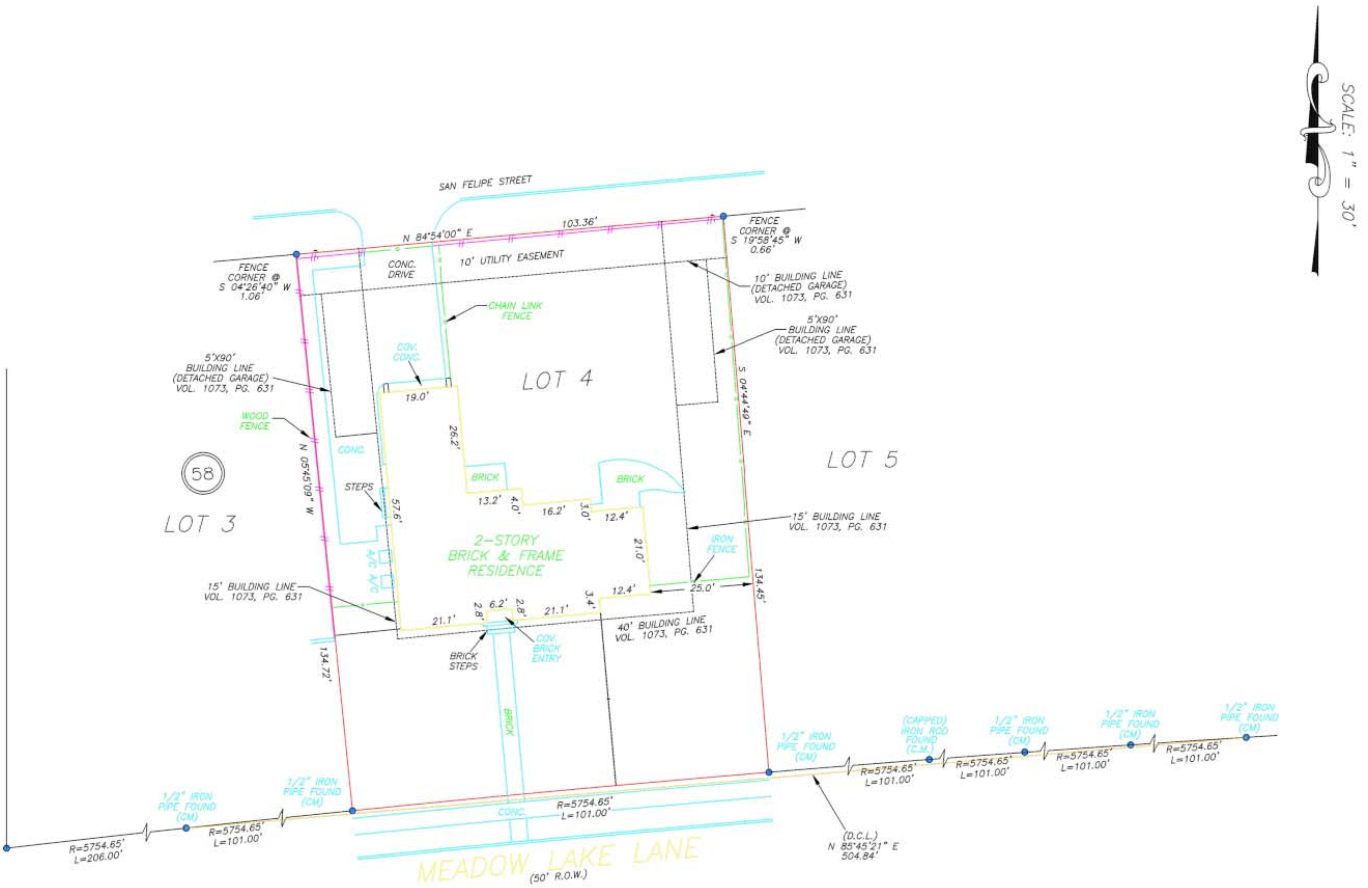
DEVELOPMENT PLAT VARIANCE

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Survey

OLD REPUBLIC
KRISTA GOOD
713-626-9220

PRECISION surveyors
1-800-LANDSURVEY
www.precisionsurveyors.com
281-496-1586 FAX 281-496-1867 210-829-4941
FIRM NO. 10063700

DEVELOPMENT PLAT VARIANCE

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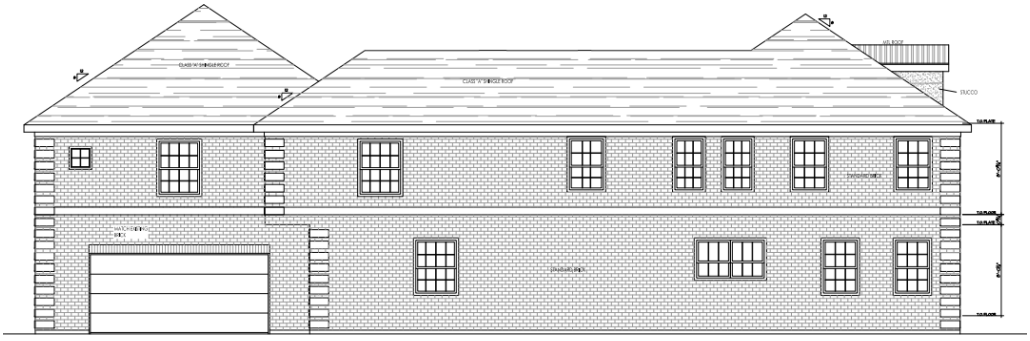
Meeting Date: 07/13/23

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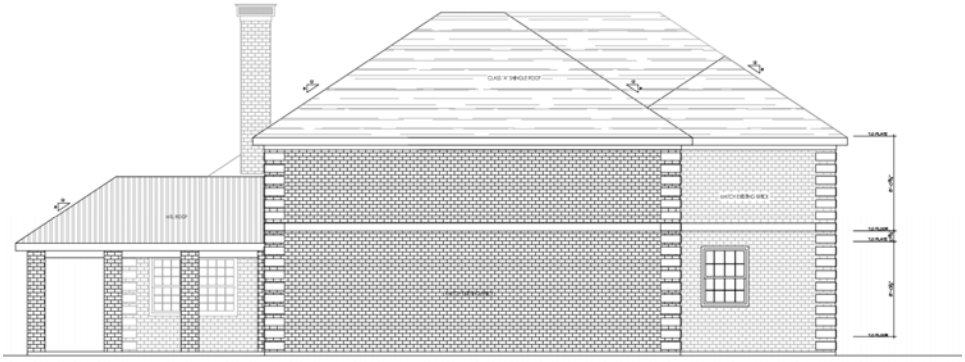
Elevations



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0" ②



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0" ①



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0" ②

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 07/13/23

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sandlot Engineering, LLC	James Roman	713-487-9565	james@sandlotengineering.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1619 N. Shepherd Dr Houston, TX 77008	23029610	77008	5259D	452Z	C

HCAD ACCOUNT NUMBER(S):	0201230000001, 0201230000005
PROPERTY LEGAL DESCRIPTION:	Reserve A, North Shepherd Center
PROPERTY OWNER OF RECORD:	Heights MCD Associates, LP
ACREAGE (SQUARE FEET):	0.5263 AC (22,925 SF)
WIDTH OF RIGHTS-OF-WAY:	W. 17th Street 70', N. Shepherd Drive 70'
EXISTING PAVING SECTION(S):	W. 17th Street 45', N. Shepherd Drive 47'
OFF-STREET PARKING REQUIREMENT:	18 spaces
OFF-STREET PARKING PROVIDED:	12 spaces
LANDSCAPING REQUIREMENTS:	complies
EXISTING STRUCTURE(S) [SQ. FT.]:	9,580 SF
PROPOSED STRUCTURE(S) [SQ. FT.]: total area of the building will be 9,740 SF	160 SF Expansion to connect the two existing building. The new

PURPOSE OF VARIANCE REQUEST: The purpose of this request is to provide 12 off-street parking spaces in lieu of the required 18 spaces per Sec. 26-492 of the City of Houston municipal code for a pet boarding facility.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 5. Religious and Educational (b) 1 parking space for every employee on duty during the largest shift, and 1 parking space for every 10 children in attendance when the facility is operating at maximum capacity if a drop-off, drive-in, or drive-through facility is provided.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 07/13/23

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):
Sec. 26-492 does not have a use classification for a pet boarding facility. The Planning Department advised us to use the Nursery School or Day Care Center use category, which has a parking rate of 1 parking space per employee during the largest shift plus 1 parking space for every 10 children (dogs in this case) when at maximum capacity, if a pick-up/drop-off location is provided. The proposed parking lot will have a designated pick-up/drop-off parking space. Based on this use category, the site would need a total of 20 parking spaces during their peak capacity.

Further, we will provide bicycle parking. This will allow for a 10% reduction (2 spaces) in the total number of spaces required, which will bring the total number of required parking spaces to 18.

A total of 12 parking spaces can be provided due to the existing characteristics of the site and buildings.

Based on the pick-up and drop-off nature of the pet boarding facility, patrons are only parking for 1-2 minutes. 12 parking spaces is an adequate number of parking for the facility and its employees.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The property currently has 2 existing buildings. This project proposes to combine the buildings with a hallway and remodel these buildings into a single building to serve as a pet boarding facility. Thus, the parking area to serve the remodel is limited to that which already exists on the property. Furthermore, this parking area will be reduced in order to restore the ROW to City of Houston standard open ditch section.

Additionally, the Off-street parking requirements in Chapter 26 do not have a category for pet boarding facilities. The Planning Department instructed us to use the day care category to calculate the required parking which creates an undue hardship of several additional parking spaces that will not be utilized.

OFF-STREET PARKING VARIANCE

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The variance requested is required because of the existing conditions of the property and the Off-Street parking requirements, neither of which were not created by the applicant.

(3) The intent of this article is preserved;

The parking spaces to be provided are to follow all applicable and feasible standards set forth in this article. There are enough parking spaces for the proposed use without excessive empty parking spaces.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The proposed use of the building is for a pet boarding facility, which is not a use specified in Sec. 26-492. The Planning Department instructed us to use the Nursery School or Day Care Center use category.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Granting the requested variance will not be detrimental to the health, safety, or welfare of the public. The provided parking will follow all geometric standards per DWG No. 31-02.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

Not applicable.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Meeting Date: 07/13/23

Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

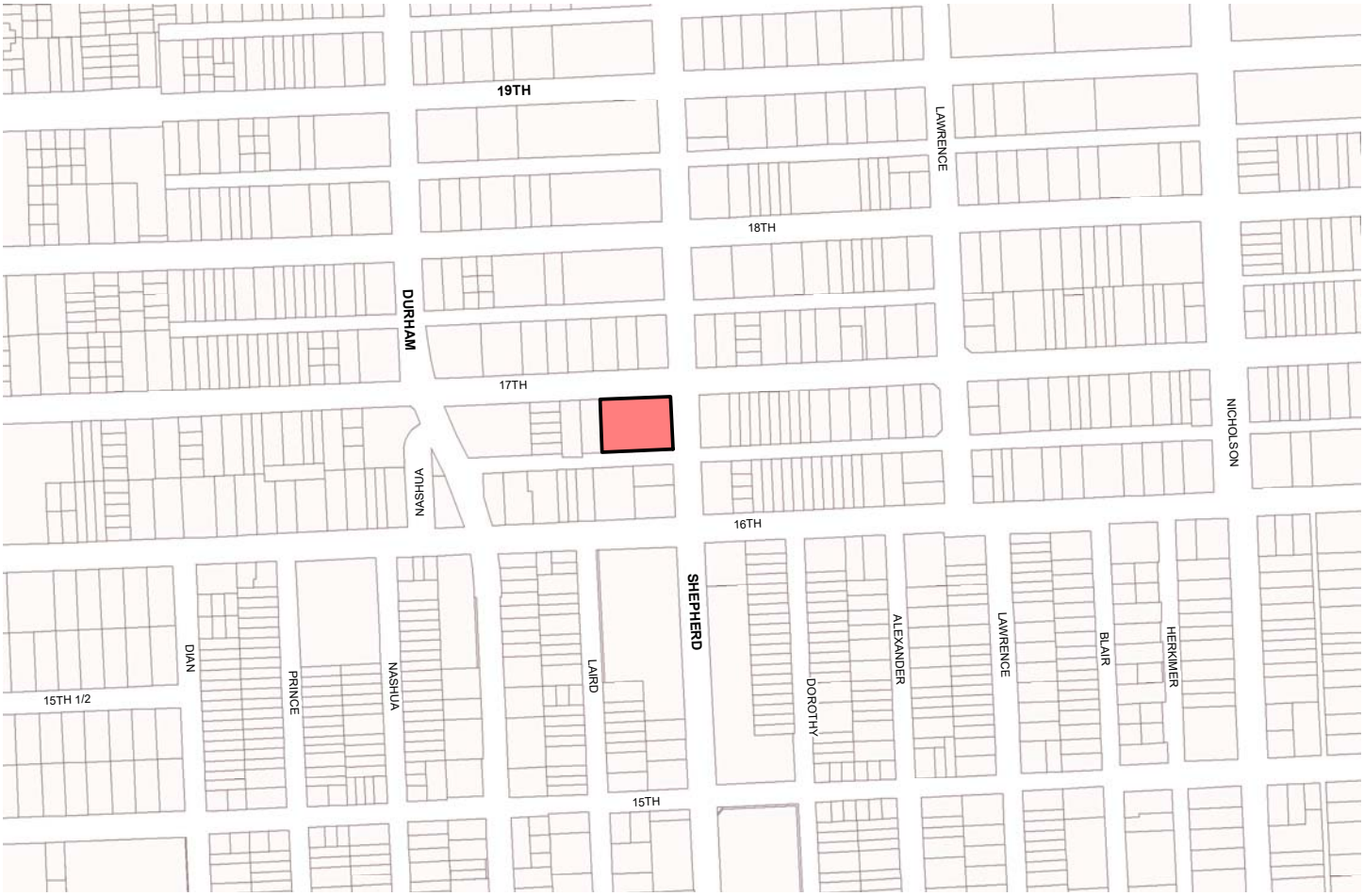
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 07/13/23

LOCATION MAP



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 07/13/23

Aerial Map



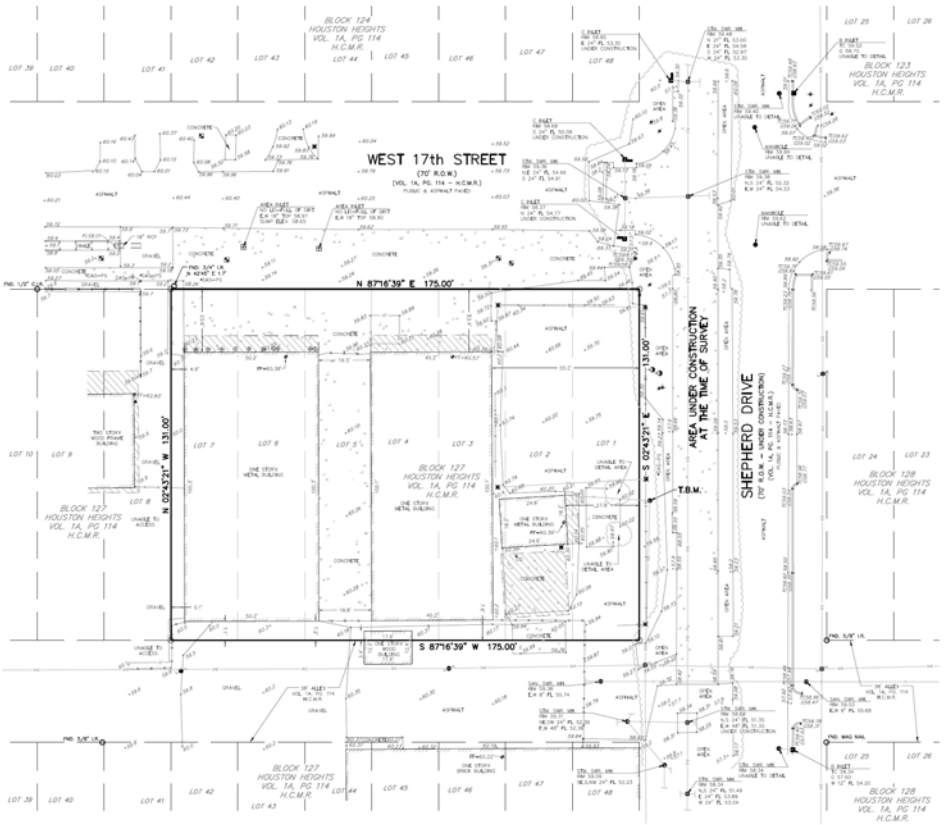
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

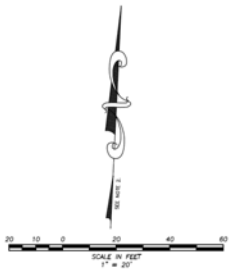
ITEM: III
Meeting Date: 07/13/23

Survey





VICINITY MAP
SCALE: 1" = 1/2 MI.



TOPOGRAPHIC SURVEY
OF
LOTS 1 THROUGH 7, BLOCK 127,
HOUSTON HEIGHTS, A SUBDIVISION
RECORDED IN VOLUME 1A, PAGE 114,
HARRIS COUNTY MAP RECORDS
IN THE
J. B. PIER SURVEY
ABSTRACT NO. 836

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

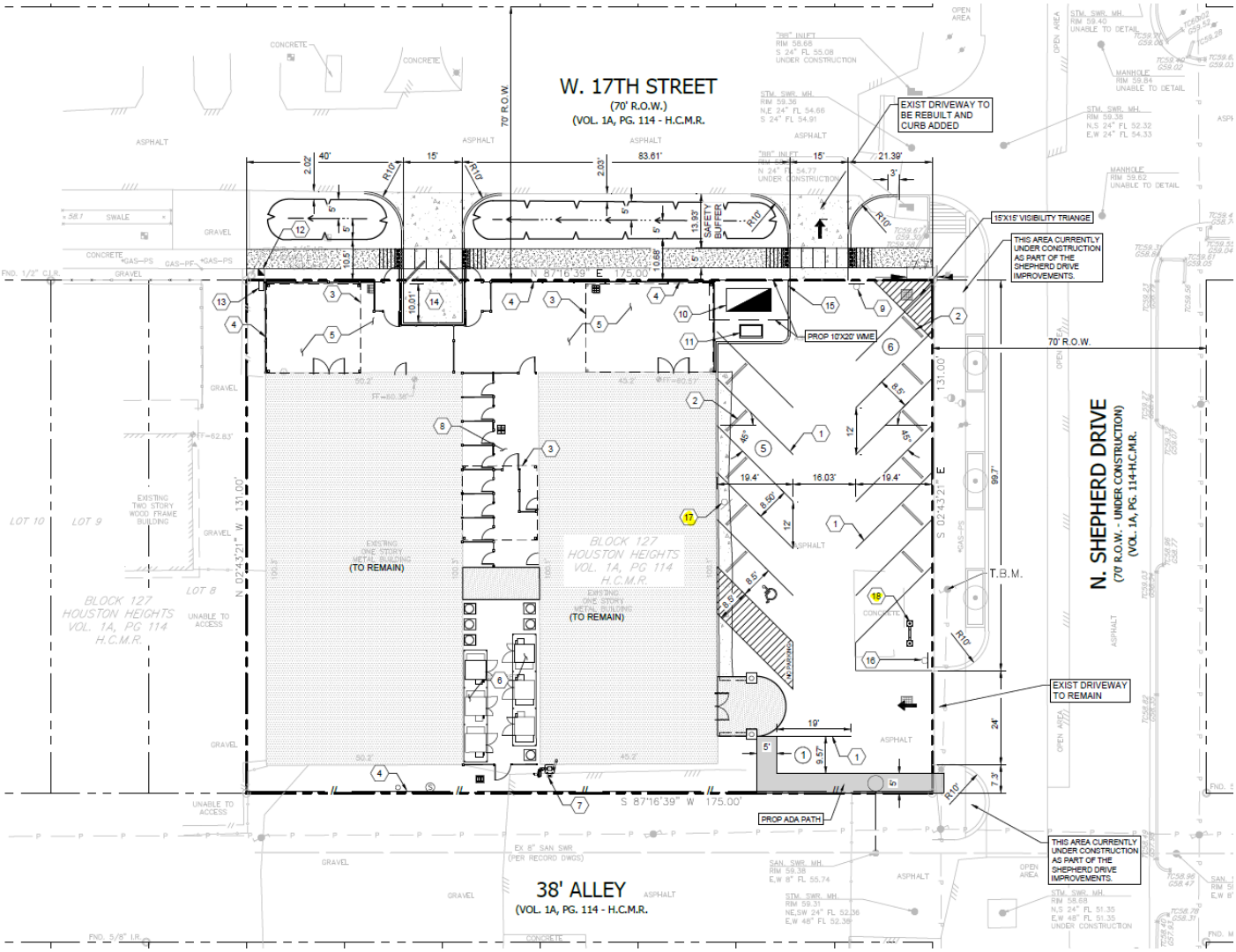
Houston Planning Commission

ITEM: III
Meeting Date: 07/13/23

Site Plan/Off-site parking layout/analysis

PARKING ANALYSIS						
LOT AREA	USE CLASSIFICATION	NUMBER OF STAFF	NUMBER OF DOGS	RATIO FOR STAFF	RATIO FOR DOGS W/ PICK-UP/DROP-OFF SPACE	PARKING REQUIRED
0.5263 AC	Day Care Center	7	130	1:01	1:10	20
10% PARKING REDUCTION FOR BICYCLE PARKING						2
TOTAL PARKING REQUIRED						**18**

TOTAL PARKING PROVIDED	**12**



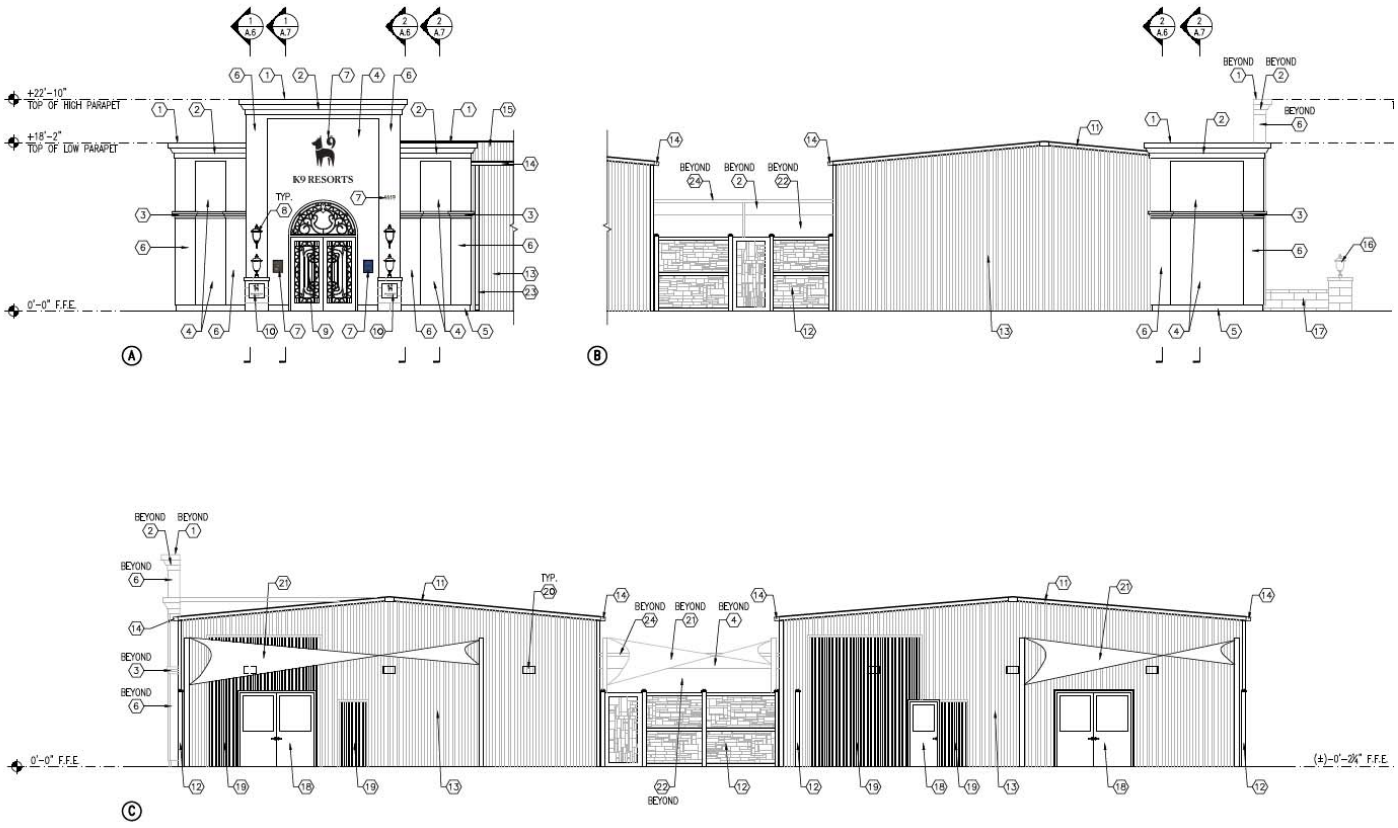
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Elevations



1 PARTIAL EXTERIOR ELEVATIONS

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 07/13/2023

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Maximo Capital	Martin Jasinski	713-591-1032	martin@maximobuilders.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3236 Summer Street	23006789	77007	5358	493E	C

HCAD ACCOUNT NUMBER(S):	0102470010077
PROPERTY LEGAL DESCRIPTION:	TRS 6 & 7 Court & Clay
PROPERTY OWNER OF RECORD:	Maximo Capital, LLC
ACREAGE (SQUARE FEET):	11, 334 SF
WIDTH OF RIGHTS-OF-WAY:	Summer St (60'), Court (30.5')
EXISTING PAVING SECTION(S):	Summer St (40'), Court (14')
OFF-STREET PARKING REQUIREMENT:	51
OFF-STREET PARKING PROVIDED:	26
LANDSCAPING REQUIREMENTS:	complies

EXISTING STRUCTURE(S) [SQ. FT.]:	0
PROPOSED STRUCTURE(S) [SQ. FT.]:	27,967 SF

PURPOSE OF VARIANCE REQUEST: Parking reduction due to existing facility case study

CHAPTER 26 REFERENCE(S): 26-497,26-499, 26-492

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

A variance is being sought for the required parking spaces for uses classified as sports club and office. The project is a five-level fitness training center with an indoor soccer field at level two, a wellness center at level three, administrative offices at level four, and an exterior soccer field at roof level. All of this is supported by a small reception area at level one. The proposed facility is approximately 28,146 sf including the outdoor roof level soccer field. 26 vehicle parking spaces and 22 bike spaces are proposed within the property. Based on initial analysis, the project would require 51 vehicle parking spaces per ordinance. Research in to preceding facilities of similar use classification and area lead to the conclusion that the sum of proposed vehicle and bicycle spaces is appropriate for the success of the project. Improvements to public infrastructure including widening the existing Court Street right-of-way are also part of this project. It is the developer's intent to own the building upon completion for a long term while maintaining the uses described above for the life of the facility. The site itself was selected due to its proximity to dense housing development and its adjacency to the White Oak hike & bike trails and nearby bus stops. One of the driving goals of the project is for the training facility to serve as an amenity and asset to the neighborhood more than to bring in commuters from around the city.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

It is our position that the terms, rules, conditions, policies, and standards of this article would deprive the property owner of delivering reasonable use of the land/building. The proposed new project will be the second location for a soccer training facility and is similar in size and scope to its precedent. The demand for parking met by the existing facility is consistent with the proposal for this new location. The project also features two soccer training fields. If considered under the health club use classification in Chapter 26, these two fields alone will require nearly 40 spots whereas a fully occupied class would only contain 12 occupants on each field for a total of 24 at peak occupancy.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this

article are being observed and maintained;

It is our position that the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained. The surrounding land uses are residential and preclude us from being able to lease additional parking. The owner has reached out to the adjacent apartment buildings to gauge interest in leasing spots in their parking garages; two of the three said no and the third would not respond. Furthermore, any additional viable leasing partners are beyond the distance requirements outlined in Section 26-499. The design team has explored parking structures, but the reduced size of the properties renders them both inefficient and unfeasible for this use.

(3) The intent of this article is preserved;

It is our position that the intent of this article is preserved with this request. The preceding sports club is comparable in size and a proven case-study for parking criteria that will meet the demand for the proposed facility. Allowing the new soccer club to adhere to the lesser parking count would not put an undue parking burden on the neighborhood and would be a more efficient use of land.

(4) The parking provided will be sufficient to serve the use for which it is intended;

It is our position that the parking provided will be sufficient to serve the use for which it is intended. As previously stated, the existing facility of comparable size has a parking lot sized closely to the new proposed lot and is rarely at capacity. As the developer intends to own the facility for a long term, there is no expected future change of use that could potentially alter the demand for parking. The chosen location of the facility is intentionally near multiple housing developments and bike trails, and the owner's desire is for the facility to be mostly frequented by locals from the nearby neighborhoods. The owner has also indicated that they would be interested in supplying a B-Cycle station to support the facility and nearby apartments.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

It is our position that the granting of such a variance will not be injurious to the public health, safety, or welfare. The proposed provided parking is adequate for the new facility's needs and should not cause any undue traffic burden on the neighborhood. Furthermore, the scheduling and nature of the soccer club's business will stagger the amount of cars used in the area. The facility will also be providing ample bike storage.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

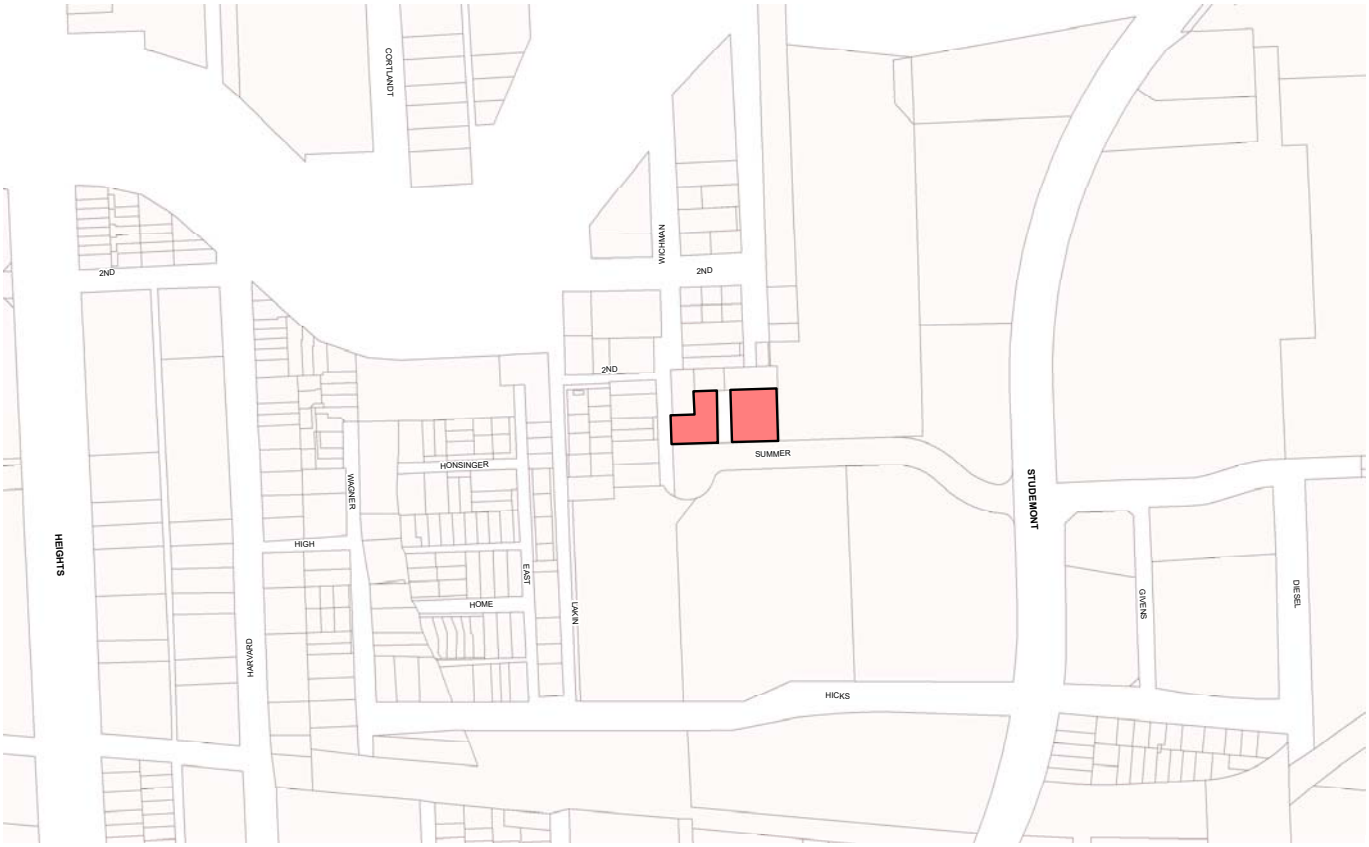
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 07/13/2023

Location Map



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 07/13/2023

Aerial Map



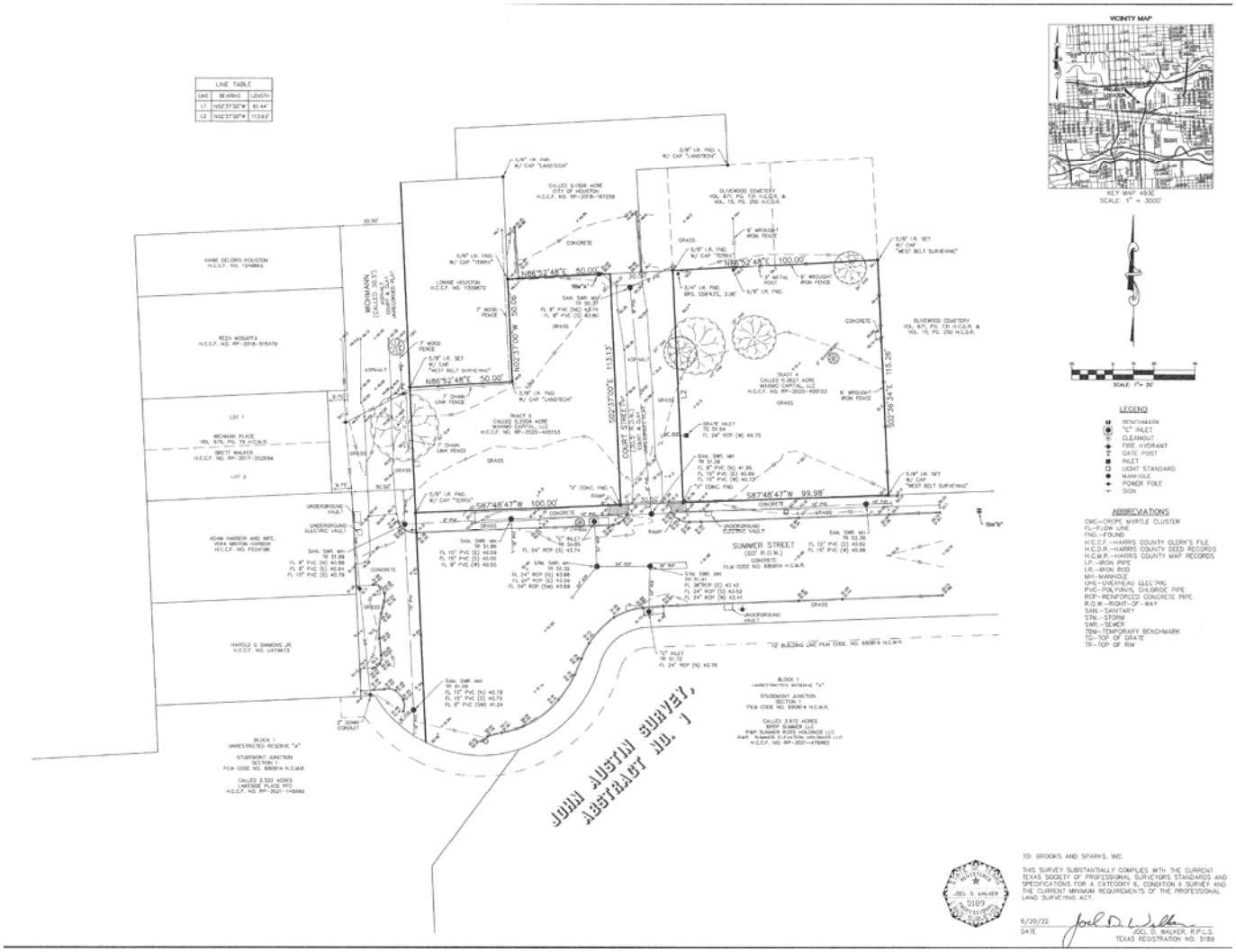
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 07/13/2023

Survey



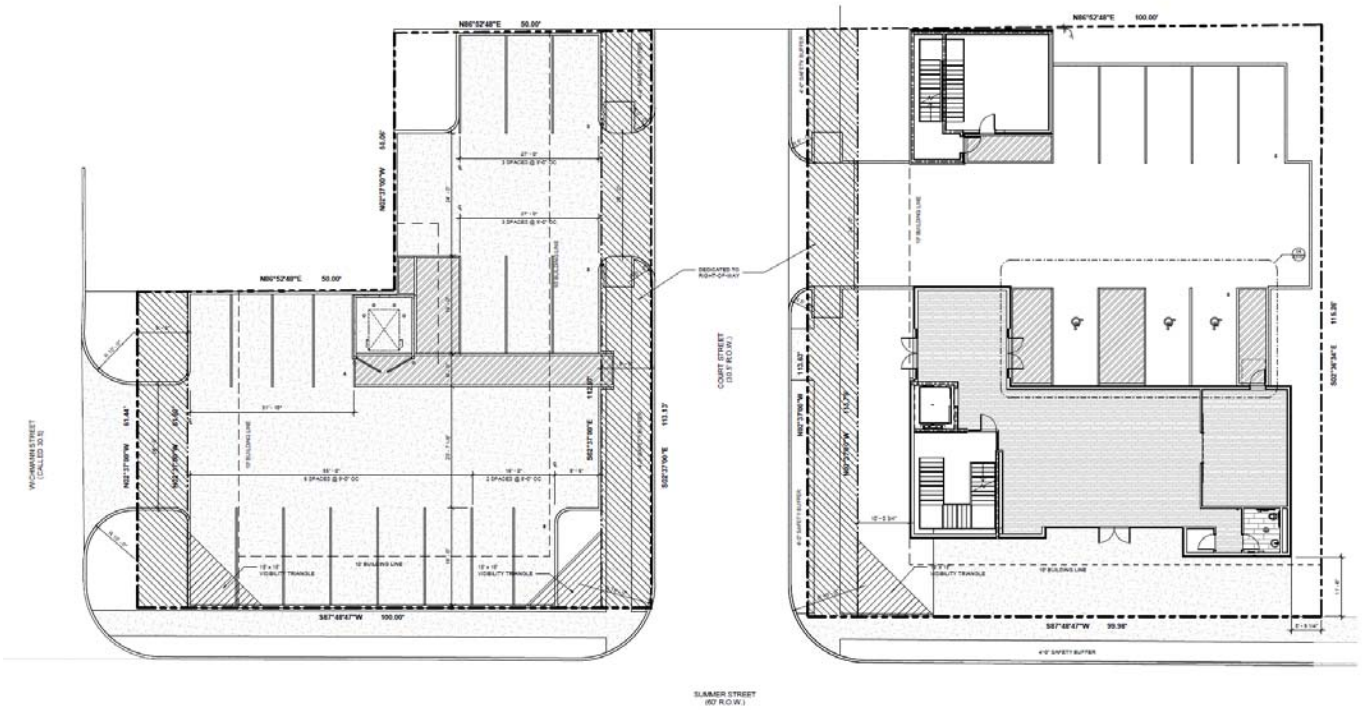
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 07/13/2023

Site Plan



OFF-STREET PARKING VARIANCE

PARKING ANALYSIS

	PARKING *(Refer to the jurisdiction)*	
OCCUPANCY	SPACES REQUIRED	SPACES PROVIDED
OFFICE	14	
PLAYING FIELDS	20	
GYM	22	
TOTAL	56	26 *

	ADA SPACES REQUIRED	ADA SPACES PROVIDED
TOTAL	3	3

* ADA SPACES PROVIDED ARE INCLUDED IN THE TOTAL NUMBER OF PARKING SPACES PROVIDED.

LEVEL 1 (LOBBY) = 0
LEVEL 2 (SPORTS COMPLEX) = 1.0 PER 40 SF SPECTATOR @ 480 SF = 12
LEVEL 3 (MAINTENANCE) = 0
LEVEL 4 (SPORTS CLUB/HEALTH SPA) = 5.0 PER 1,000 SF GFA @ 4,350 SF = 22
LEVEL 5 (OFFICE) = 2.5 PER 1,000 SF GFA @ 5,500 SF = 14
LEVEL 6 (SPORTS COMPLEX) = 1.0 PER 40 SF SPECTATOR @ 310 SF = 8

PROVIDING 22 TOTAL BIKE SPACES = 5 SPACE REDUCTION (10%)

TOTAL REQUIRED PARKING SPACES = 51

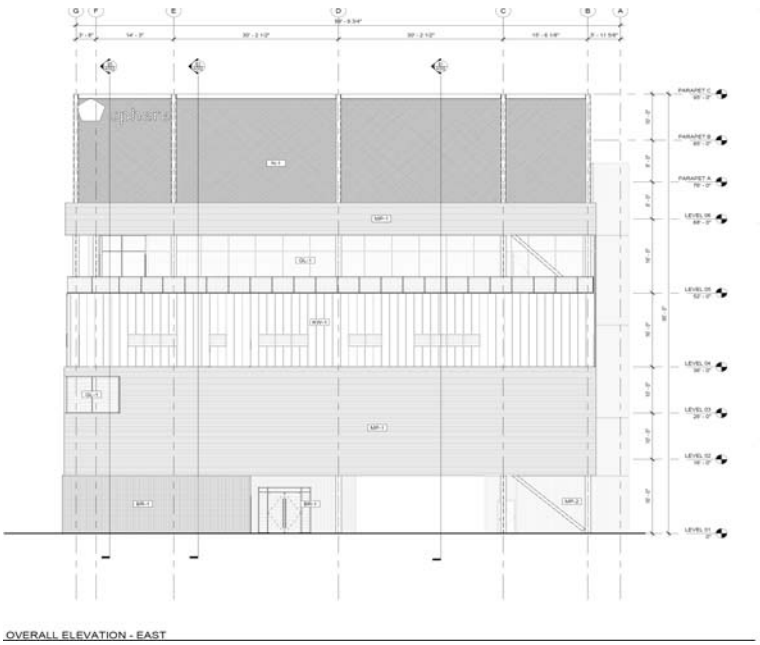
OFF-STREET PARKING VARIANCE

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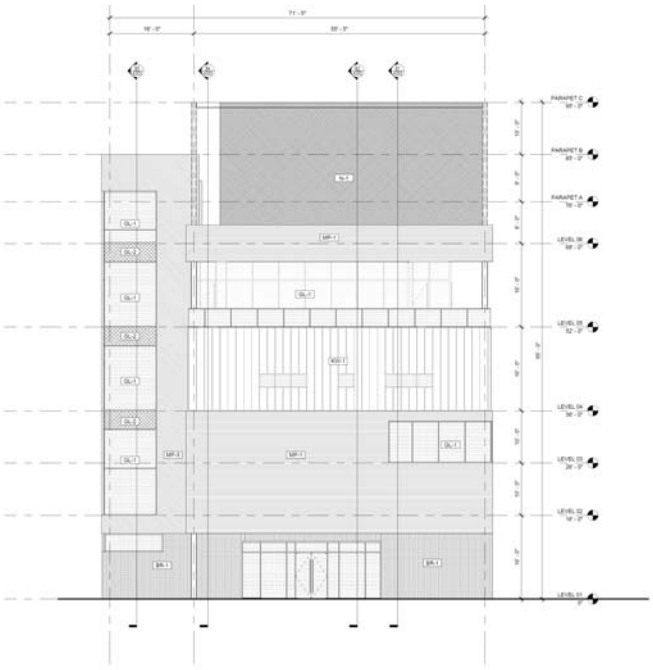
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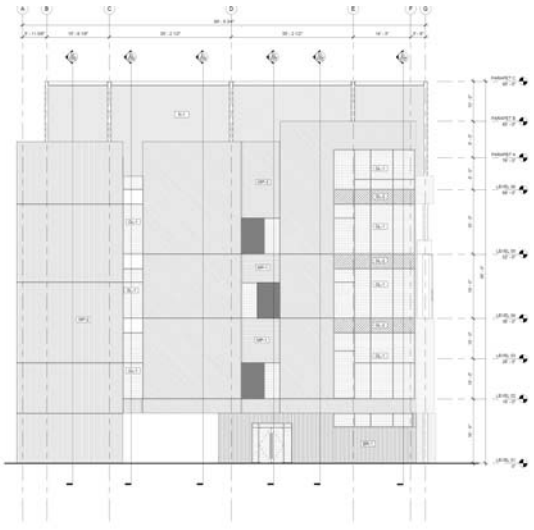
Houston Planning Commission

Elevation

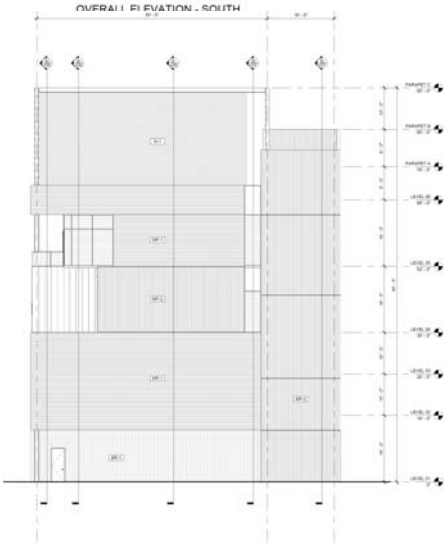


OVERALL ELEVATION - EAST





OVERALL ELEVATION - WEST



OVERALL ELEVATION - NORTH

OFF-STREET PARKING VARIANCE

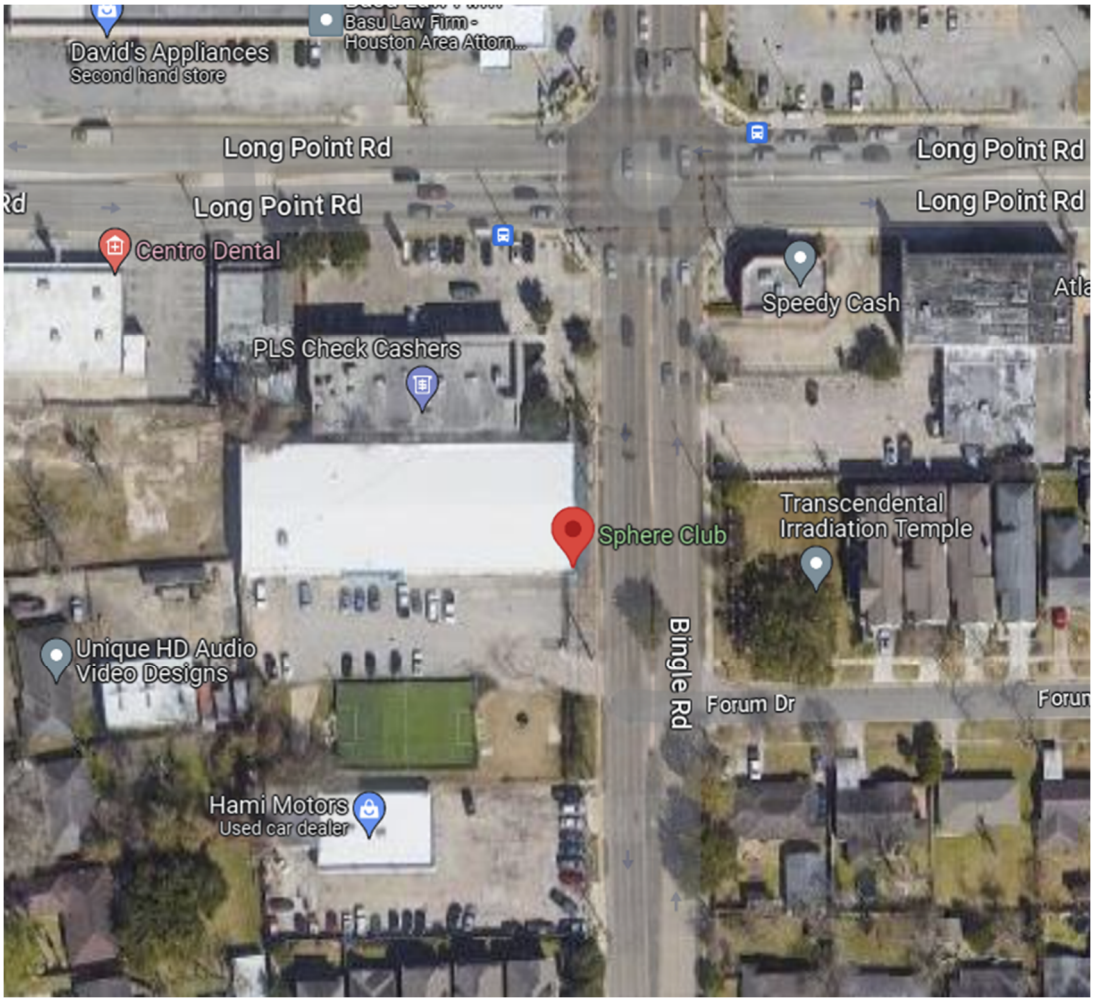
Goree
Interiors | Architecture | Brand

Below is a comparative analysis of buildings with similar Use Classifications. Sphere's program is unique, but the design team and client feel these:

Existing Sphere Facility (1739 Bingle):



- Approximately 18,000 sf Interior Area
- 2 Indoor Soccer Fields
- 5,000 sf Exterior Soccer Field
- Merchandise Sales area
- Snack bar/Lounge
- Locker Rooms
- Estimated 30 Parking Spots
- Applicability: Existing Sphere prototype, parking in excess of actual use.



Goree
Interiors | Architecture | Brand

Toros HTX (2202 Summer):



- Approximately 2,000 sf Interior Area
- 2 Exterior Soccer Fields
- Coffee House
- Rentable up to 50 guests (per website)
- Estimated 15 Parking Spots (shared w/ theater)
- Applicability: Neighborhood soccer complex. Hosts league play, has rental capabilities, and has a full service café.



PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date:

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Mighty Equities	Manish Patel	512-839-9181	manish@mightyequities.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77006	5357	493N	24 – Neartown - Montrose

HOTEL/MOTEL NAME: HYDE PARK HOTEL

HOTEL/MOTEL ADDRESS: 704 HYDE PARK BLVD

HCAD ACCOUNT NUMBER(S): 0140690000010, 0140690000001, 0140690000009, 0140690000003

PROPERTY OWNER OF RECORD: MIGHTY EQUITIES LP

OWNER ADDRESS: 3267 BEE CAVES RD STE 107-223
AUSTIN TX 78746-6700

PROJECT PERMIT NUMBER: N/A

TOTAL ACREAGE: 0.5739 AC; 25,000 SF

TOTAL NUMBER OF ROOMS: 52

PARKING SPACES PROVIDED: 54 ONSITE + 25 OFFSITE

SURVEY/ABSTRACT NO: ABSTRACT - 696

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: HYDE PARK BOULEVARD

EAST OF: CROCKER STREET

SOUTH OF: FAIRVIEW STREET

WEST OF: STANFORD STREET

PURPOSE OF VARIANCE REQUEST: 1) To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector 2): To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street.3) To allow a hotel to be located within a residential area.

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 07/13/2023

CHAPTER 28 REFERENCE(S):

Ch. 28-202 Locational Requirements; Article VS. Hotel: To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector.

Ch. 28-202 Locational Requirements; Article Vs. Hotel: To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street

CH. 28-233 – Land Use Test Area - Residential test area. An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 50 or fewer separately rentable units, the applicable radius shall be 1,500 feet. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet. The proposed Hyde Park Hotel is a 52-key hotel that requires a 1000-foot Land Use Test Area.

Two Variances are being requested from Chapter 28.

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

"We hold dear the value of connection, the beauty of shared experiences, and the ever-evolving nature of service. Our mission is to bring together a diverse and talented group of individuals from around the globe to create unforgettable moments for our guests and the team members who serve them.
We believe that the most fulfilling hospitality experiences happen when both the team and the guests connect and create memories that last a lifetime. As an Eastern proverb reminds us, "the teacher and the student together create the teaching." It takes both the team and guests to craft a truly remarkable experience. Our ultimate goal is to partner with like-minded dreamers, including service professionals, developers, experiential storytellers, and design experts who share our passion for hospitality.
Together, we aim to build a community of cultured men and women who take pride in creating unforgettable experiences with people from all walks of life, regardless of nationality, culture, or beliefs."

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

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Houston Planning Commission

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;

Ch. 28-202 Locational Requirements; Article VS. Hotel: To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector. To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street

The proposed Hyde Park Hotel is to be constructed on the 700 block of Hyde Park Boulevard. This site is unique in that it is located on Stanford, a Minor Collector. The proposed hotel site is only 750 feet from the nearest Major Thoroughfare, Montrose Boulevard, making the proposed Hyde Park Hotel extremely accessible. The land uses immediately surrounding the proposed hotel site are primarily bars and restaurants excluding three townhomes to the East on Stanford Street, three single-family townhomes and two multi-family developments to the West on Crocker Street, and two single-family developments and one multi-family development South on Hyde Park Boulevard. The following bars are located within 1 block of the proposed hotel site: Ripcord, George, Eagle Houston, Buddy's, Lola's Depot, Crocker, and Barnaby's Café.

The proposed 52-key boutique hotel is a luxury 7-story design under 75 feet tall, that complements the Montrose Neighborhood and the surrounding community. The proposed hotel is surrounded by a lush landscape as depicted in Figure 1 and features a beer garden, a restaurant, 3 bars, and a rooftop pool. The food, beverage, and entertainment amenities total approximately 25,000 square feet, which includes the pool. The proposed Hyde Park Hotel has two driveways. One driveway with access to Stanford Street for deliveries and another driveway with access to Hyde Park Boulevard leading to the 54-car Parking Garage. The entrance to the hotel is located on the South Side of the site on Hyde Park Boulevard, a local street. The additional 25 offsite parking spaces will be available West of the Site on Crocker Street.

The proposed hotel will create 300-400 jobs through construction, management, and staffing. The goal of the developers is to hire staff from the neighborhood. The developers have already reached out to the University of Houston Hilton College Global Hospitality Business Program to provide internships for the students. It is also the goal for the staff to have access to benefits and resources such as on-site daycare. The proposed hotel will act as a resource and hub for the neighborhood and community and the developers are researching neighborhood memberships for the amenities for the proposed hotel.

This low-density 7-story luxury boutique hotel is only 52 keys and is not a typical hotel footprint. The site is only approximately half an acre and has been designed to be on scale with the rest of the buildings in the Montrose community.

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;

CH. 28-233 – Land Use Test Area - Residential test area: An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 50 or fewer separately rentable units, the applicable radius shall be 1,500 feet. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet. The proposed Hyde Park Hotel is a 52-key hotel that requires a 1000-foot Land Use Test Area.

The purpose of the hotel siting ordinance is to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. However, the proposed Hyde Park Hotel is only 52-keys, a low-density boutique luxury hotel. The Hyde Park Hotel will have access to Stanford Street, a designated Minor Collector, and a 54-car parking garage. There is also an additional off-site lease accommodating 25 parking spaces with a 5-year lease.

The proposed Hyde Park Hotel meets all parking requirements. It is the goal of the developers that the site of the Hyde Park Hotel is walkable and easily accessible to guests of the hotel and residents of the community.

The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 52-key hotel.

(3) The intent and general purposes of this article will be preserved and maintained; and

The beautifully designed boutique hotel fits comfortably in the Montrose neighborhood and matches the character of the surrounding buildings. As mentioned above, the purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. The Montrose neighborhood has adequate road access with 250-foot by 250-foot block lengths and is one of the most walkable neighborhoods in Houston. The proposed Hyde Park Hotel is easily accessible from all roads including Stanford Street, a Minor Collector, and Montrose Boulevard, a Major Thoroughfare, which is 750 feet away. The applicant is not requesting any parking variances; the proposed hotel exceeds the parking requirements.

The proposed Hyde Park Hotel is a low-density 52-key hotel. The proposed hotel is located in the Montrose neighborhood which has block lengths of 250 feet by 250 feet similar to Houston CBD. Access is available through multiple Thoroughfare, Collectors, and Local Streets throughout the Montrose Community. The proposed hotel has been designed to match the character of the buildings and residents of the Montrose Community.

(4) The granting of the variance will not be injurious to the public health, safety or welfare.

The proposed hotel has a low-density design that incorporates with the mixed land uses of residential and commercial developments comfortably. The site is easily accessible to roadways due to the 250-foot by 250-foot grid block lengths and is located on Stanford Street, a Minor Collector, and 750 feet away from Montrose Boulevard, a Major Thoroughfare. The proposed hotel is an easily accessible, community-friendly development that meets the spirit and intent of Chapter 28. Approval of this variance should not be injurious or impact health, safety, and welfare.



Figure 2 Hyde Park Hotel Landscape

HOTEL/MOTEL VARIANCE

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 06/22/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



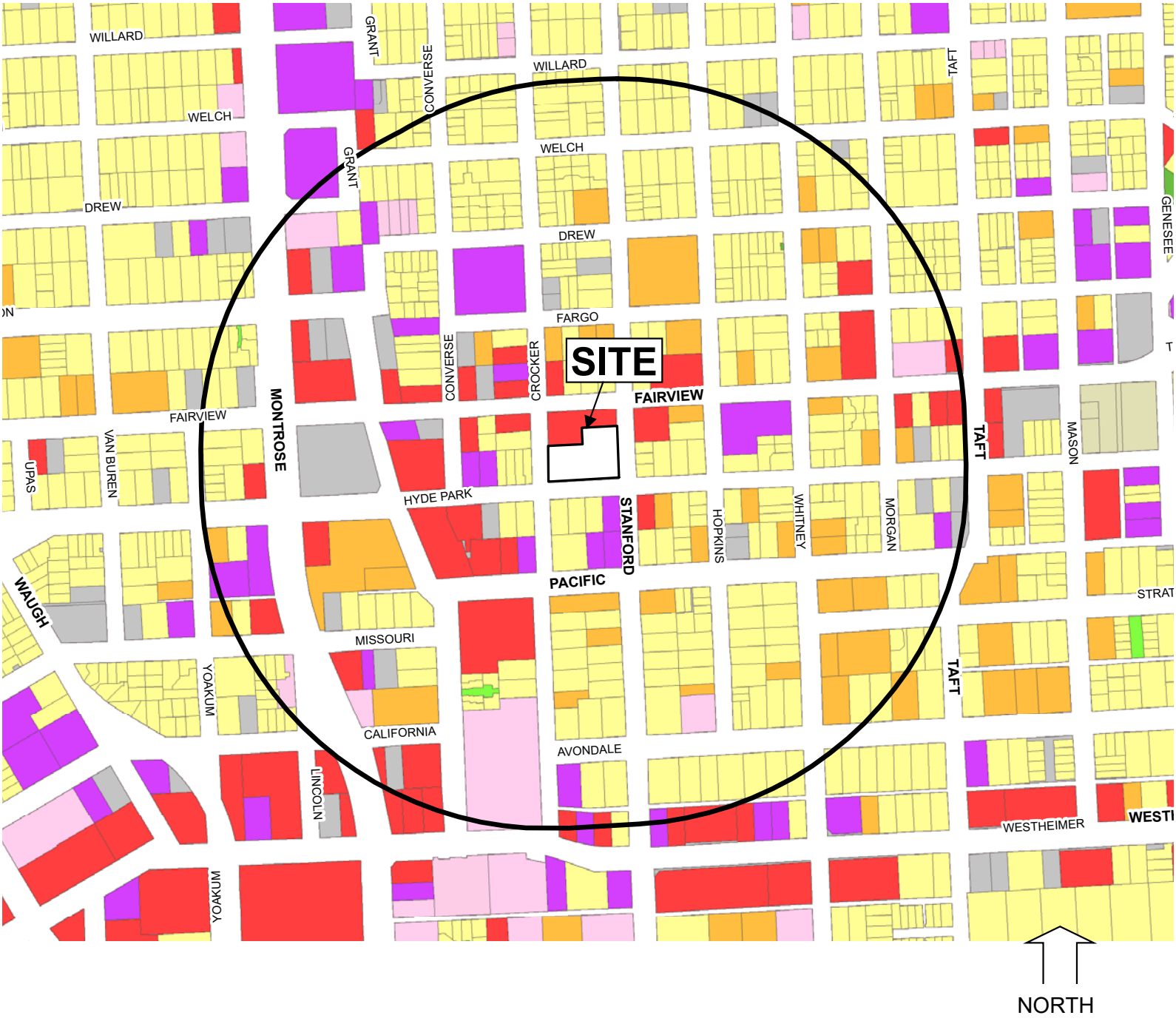
D – Variances **Site Location**

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 06/13/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



C – Public Hearings Site Location

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 06/22/2023**

Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



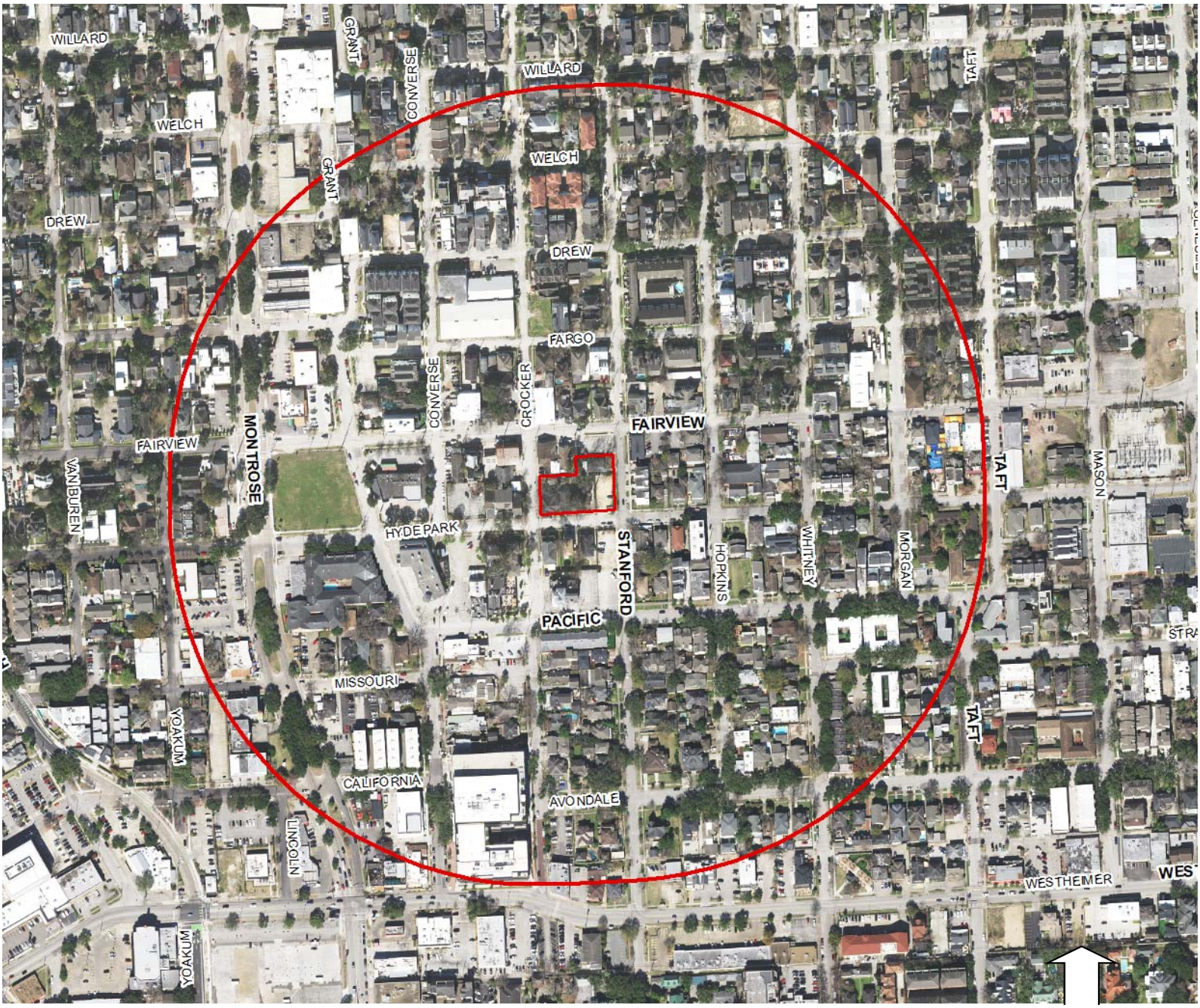
D – Variances **Aerial**

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 06/13/2023**

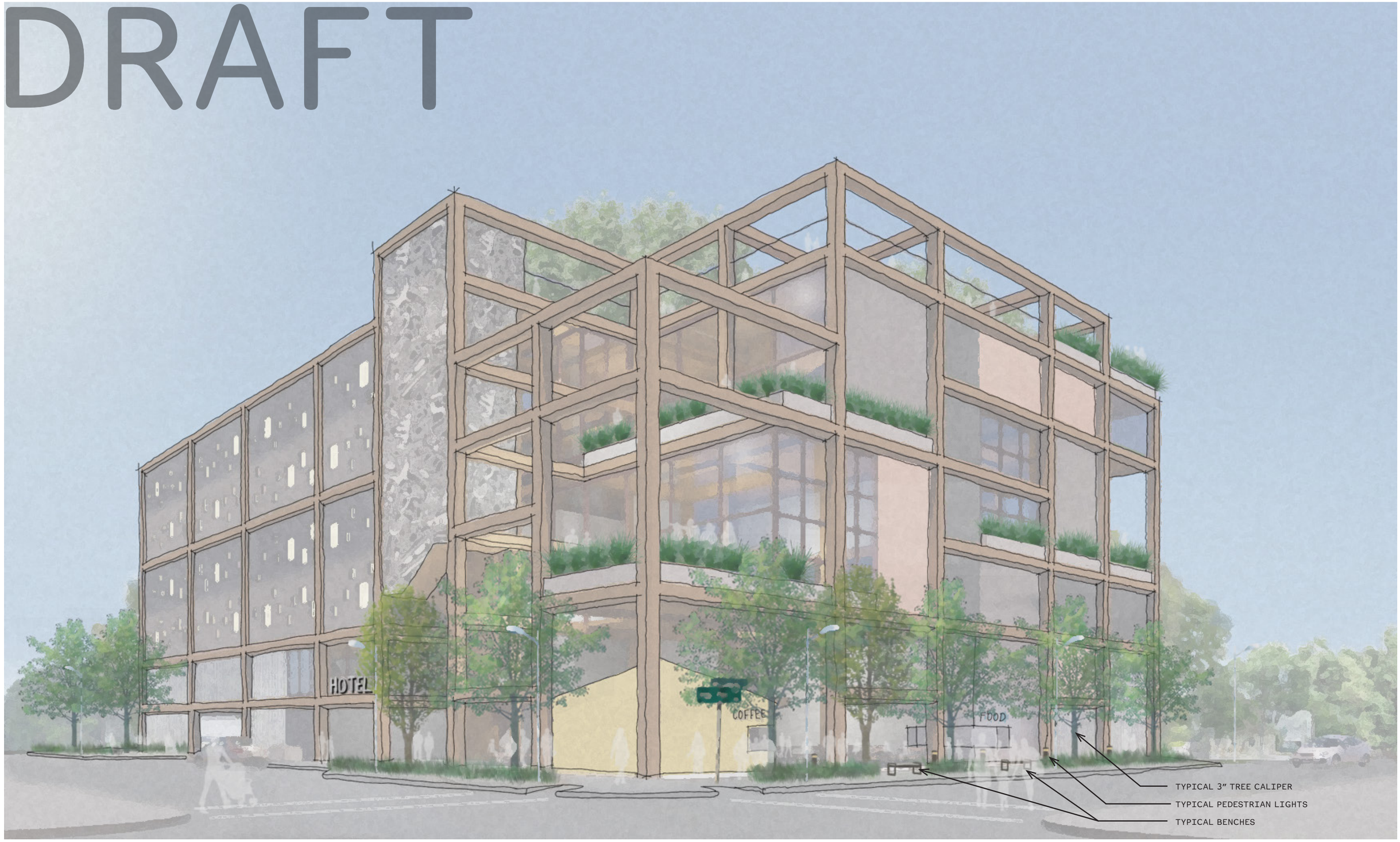
Subdivision Name: Hyde Park Hotel

Applicant: Civil-Surv Land Surveying, L. C.



C – Public Hearings Aerial

DRAFT



PERSPECTIVE VIEW AT CORNER OF HYDE PARK BLVD AND STANFORD ST

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

Civil-Surv
Land Surveying,LLC

TBPELS No. 10143800
Email: michael@civil-surv.net

DATE:	06/12/2023
SCALE:	1" = 10'
BOOK NO.:	
DRAWN BY:	MS
CHECKED BY:	MH
PROJECT NO.:	CS 22059
DRAWING NO.:	1 OF 1

STATE OF TEXAS
REGISTERED
CHRIS RHODES
6532
PROFESSIONAL
LAND SURVEYOR

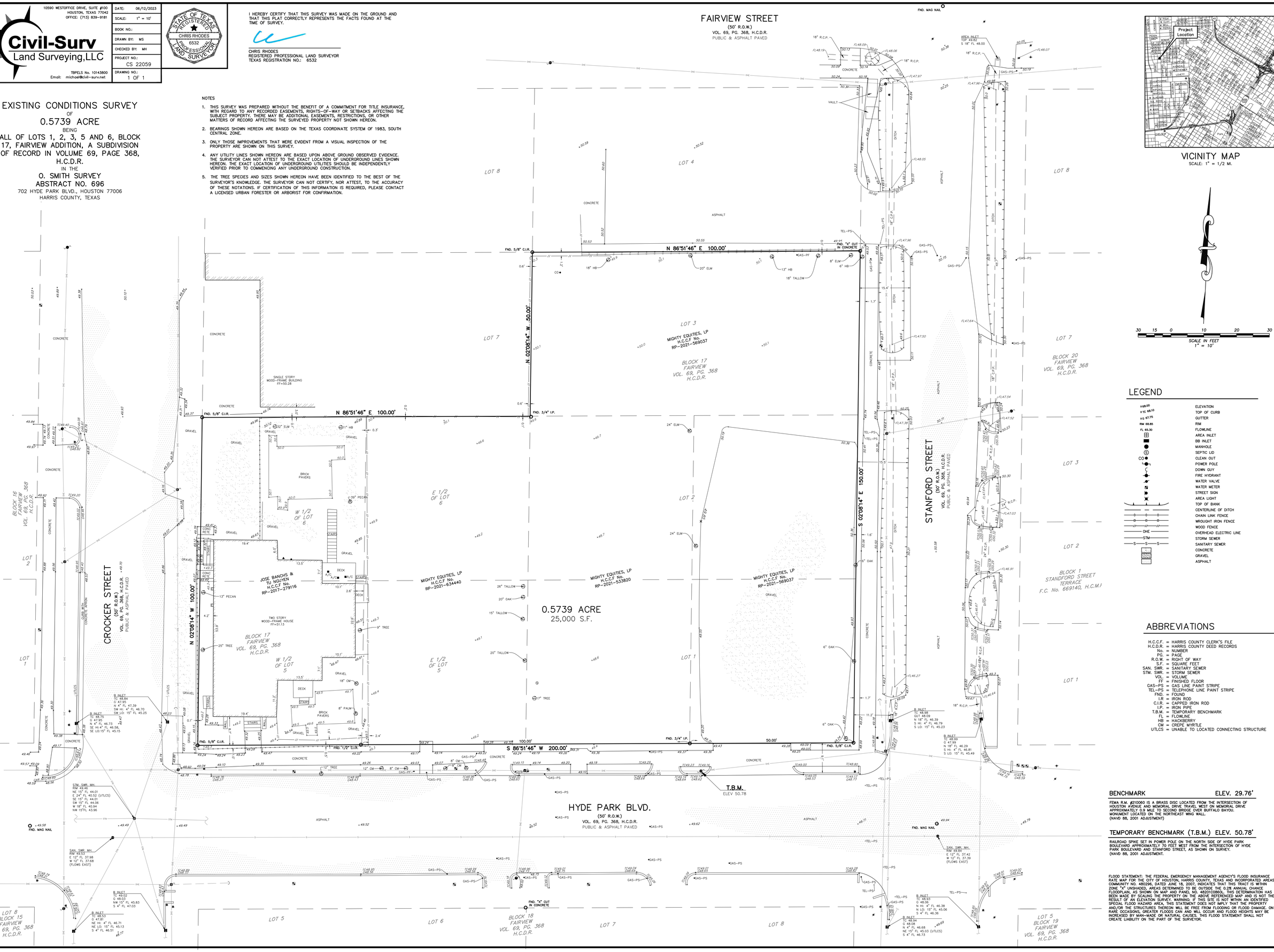
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 6532

EXISTING CONDITIONS SURVEY
OF
0.5739 ACRE
BEING
ALL OF LOTS 1, 2, 3, 5 AND 6, BLOCK 17, FAIRVIEW ADDITION, A SUBDIVISION OF RECORD IN VOLUME 69, PAGE 368, H.C.D.R.
IN THE
O. SMITH SURVEY
ABSTRACT NO. 696
702 HYDE PARK BLVD., HOUSTON 77006
HARRIS COUNTY, TEXAS

NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.
5. THE TREE SPECIES AND SIZES SHOWN HEREON HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NOT CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED, PLEASE CONTACT A LICENSED URBAN FORESTER OR ARBORIST FOR CONFIRMATION.



VICINITY MAP
SCALE: 1" = 1/2 MI.

LEGEND

x65.00	ELEVATION
x TC 65.10	TOP OF CURB
xG 61.75	GUTTER
RM 68.85	RIM
FL 65.30	FLOWLINE
⊞	AREA INLET
■	BB INLET
●	MANHOLE
Ⓢ	SEPTIC LID
CO●	CLEAN OUT
●—	POWER POLE
(	DOWN GUY
●—	FIRE HYDRANT
●—	WATER VALVE
⊠	WATER METER
■	STREET SIGN
☼	AREA LIGHT
	TOP OF BANK
	CENTERLINE OF DITCH
-o-o-o-	CHAIN LINK FENCE
-o-o-o-	WROUGHT IRON FENCE
-//-//-	WOOD FENCE
OHE	OVERHEAD ELECTRIC LINE
STM	STORM SEWER
S S S	SANITARY SEWER
	CONCRETE
	GRAVEL
	ASPHALT

ABBREVIATIONS

H.C.C.F.	= HARRIS COUNTY CLERK'S FILE
H.C.D.R.	= HARRIS COUNTY DEED RECORDS
No.	= NUMBER
PG.	= PAGE
R.O.W.	= RIGHT OF WAY
S.F.	= SQUARE FEET
SAN. SWR.	= SANITARY SEWER
STM. SWR.	= STORM SEWER
VOL.	= VOLUME
FF	= FINISHED FLOOR
GAS-PS	= GAS LINE PAINT STRIPE
TEL-PS	= TELEPHONE LINE PAINT STRIPE
FND.	= FOUND
I.R	= IRON ROD
C.I.R.	= CAPPED IRON ROD
I.P.	= IRON PIPE
T.B.M.	= TEMPORARY BENCHMARK
FL	= FLOWLINE
HB	= HACKBERRY
CM	= CREPE MYRTLE
UTLCS	= UNABLE TO LOCATED CONNECTING STRUCTURE

BENCHMARK — ELEV. 29.76'

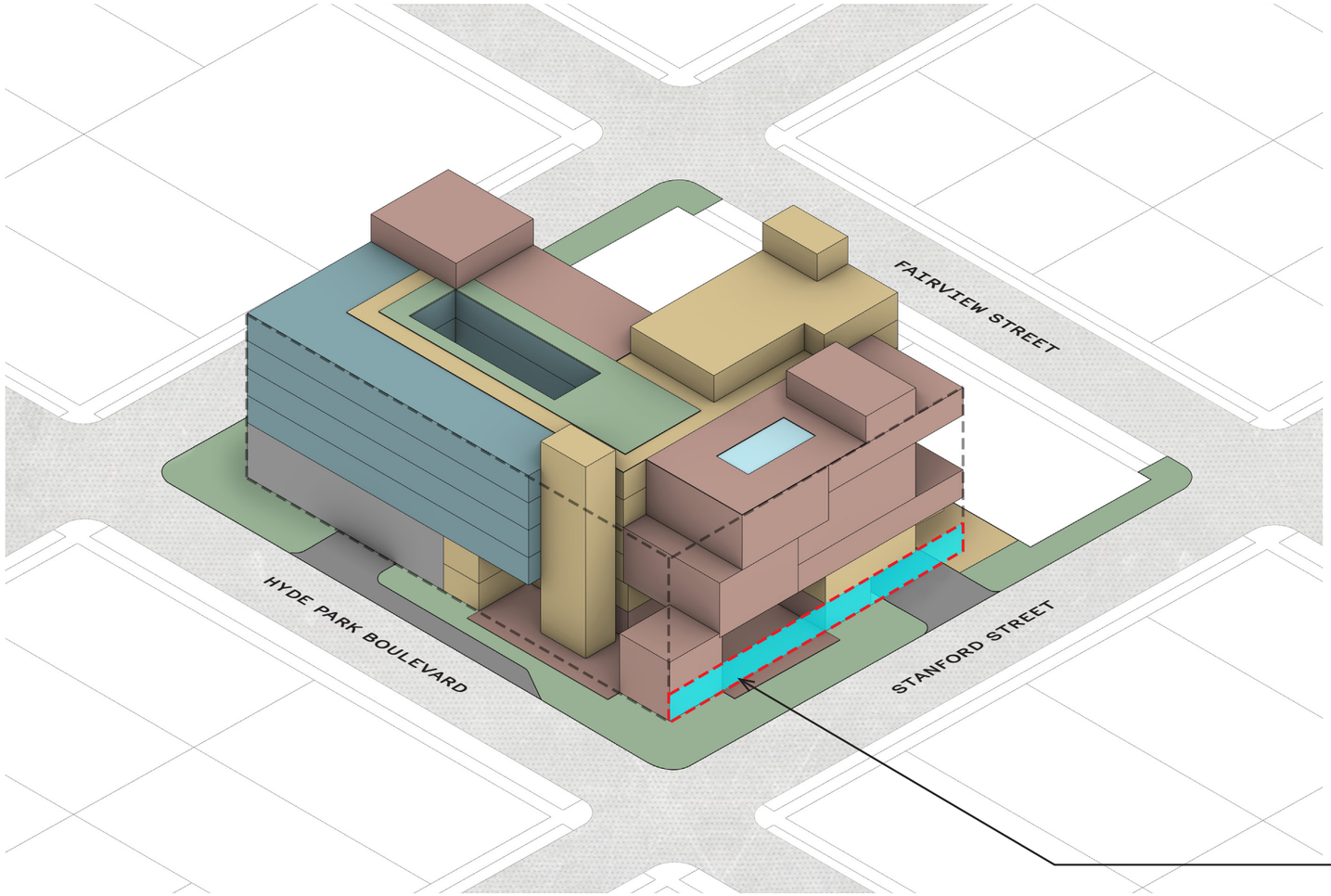
FEMA R.M. #210060 IS A BRASS DISC LOCATED FROM THE INTERSECTION OF HOUSTON AVENUE AND MEMORIAL DRIVE TRAVEL WEST ON MEMORIAL DRIVE APPROXIMATELY 0.9 MILE TO SECOND BRIDGE OVER BUFFALO BAYOU. MONUMENT LOCATED ON THE NORTHEAST WING WALL. (NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 50.78'

RAILROAD SPIKE SET IN POWER POLE ON THE NORTH SIDE OF HYDE PARK BOULEVARD APPROXIMATELY 70 FEET WEST FROM THE INTERSECTION OF HYDE PARK BOULEVARD AND STANFORD STREET, AS SHOWN ON SURVEY. (NAVD 88, 2001 ADJUSTMENT.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480296, DATED JUNE 18, 2007, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48201C0860L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

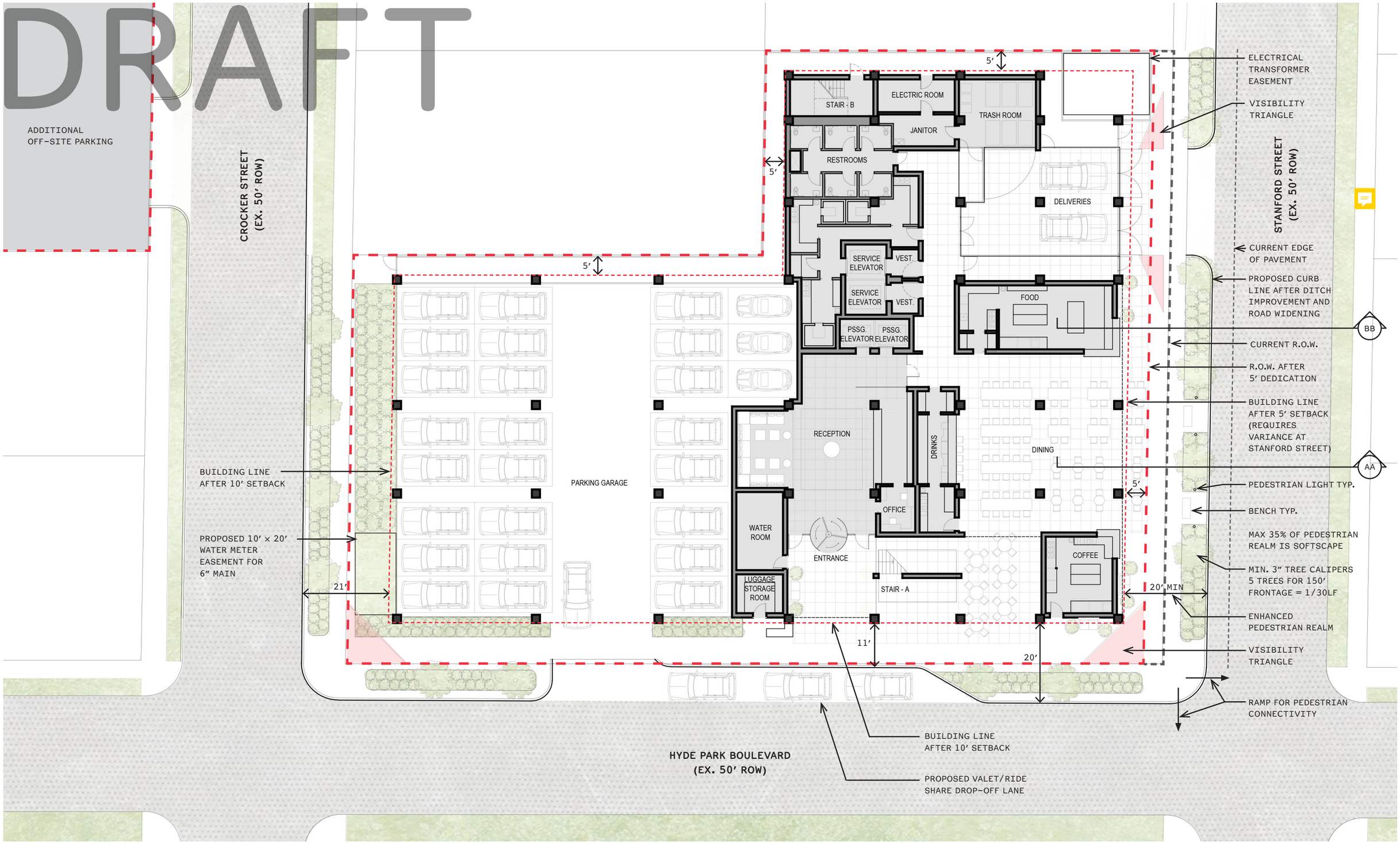
DRAFT



COLOR	APX AREA (FT^2)	PROGRAM	NOTES
	28,000	FOOD & BEVERAGE	BEER GARDEN, RESTAURANT, 3 BARS, 3 EVENT SPACES, ROOFTOP POOL
	25,000	HOTEL ROOMS	52 ROOMS
	38,000	CIRCULATION/BOH	
	14,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
	15,000	PARKING	56 CARS (27 ON LIFTS)
	119,000	TOTAL	

PROGRAM MASSING DIAGRAM

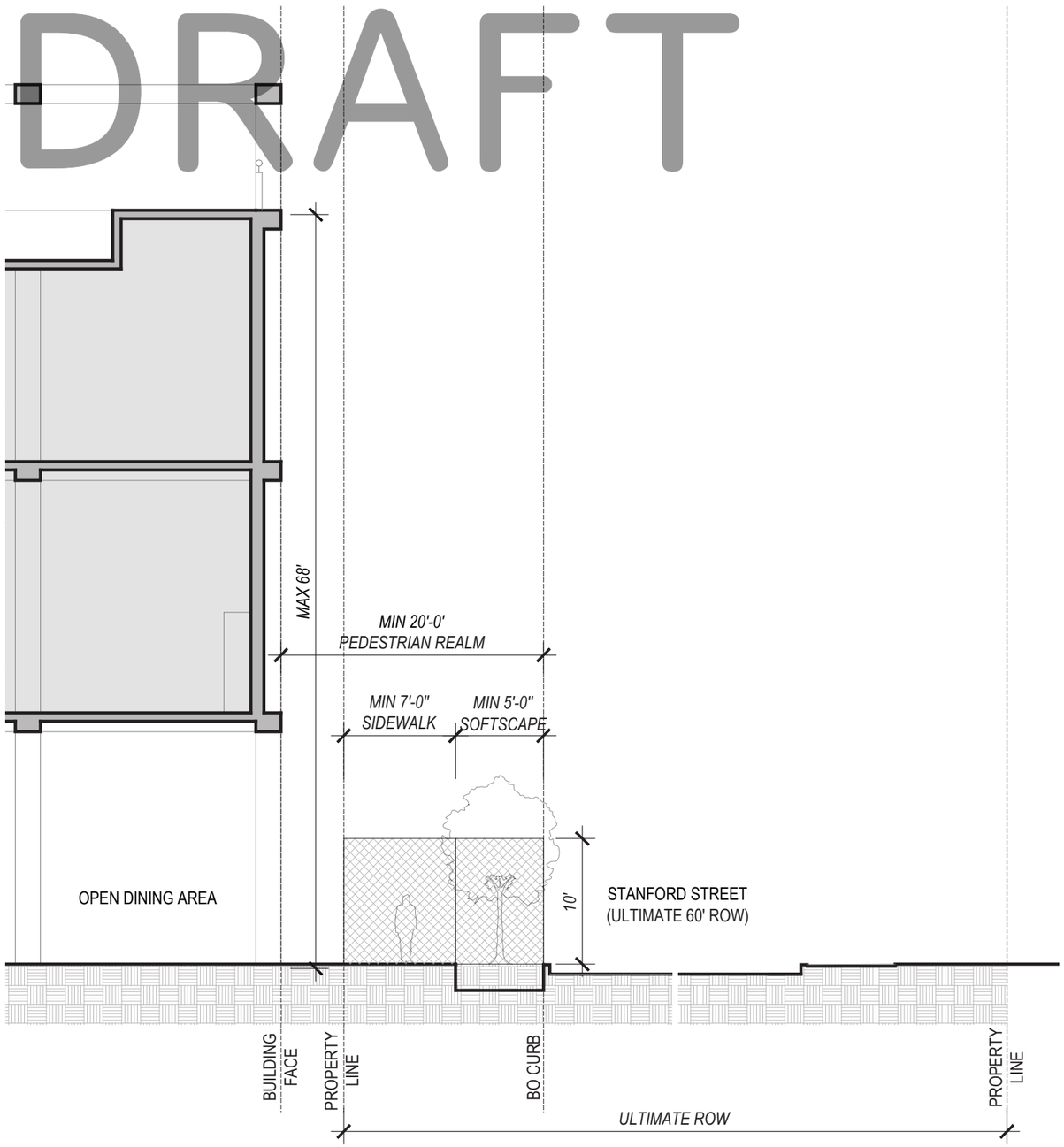
DRAFT



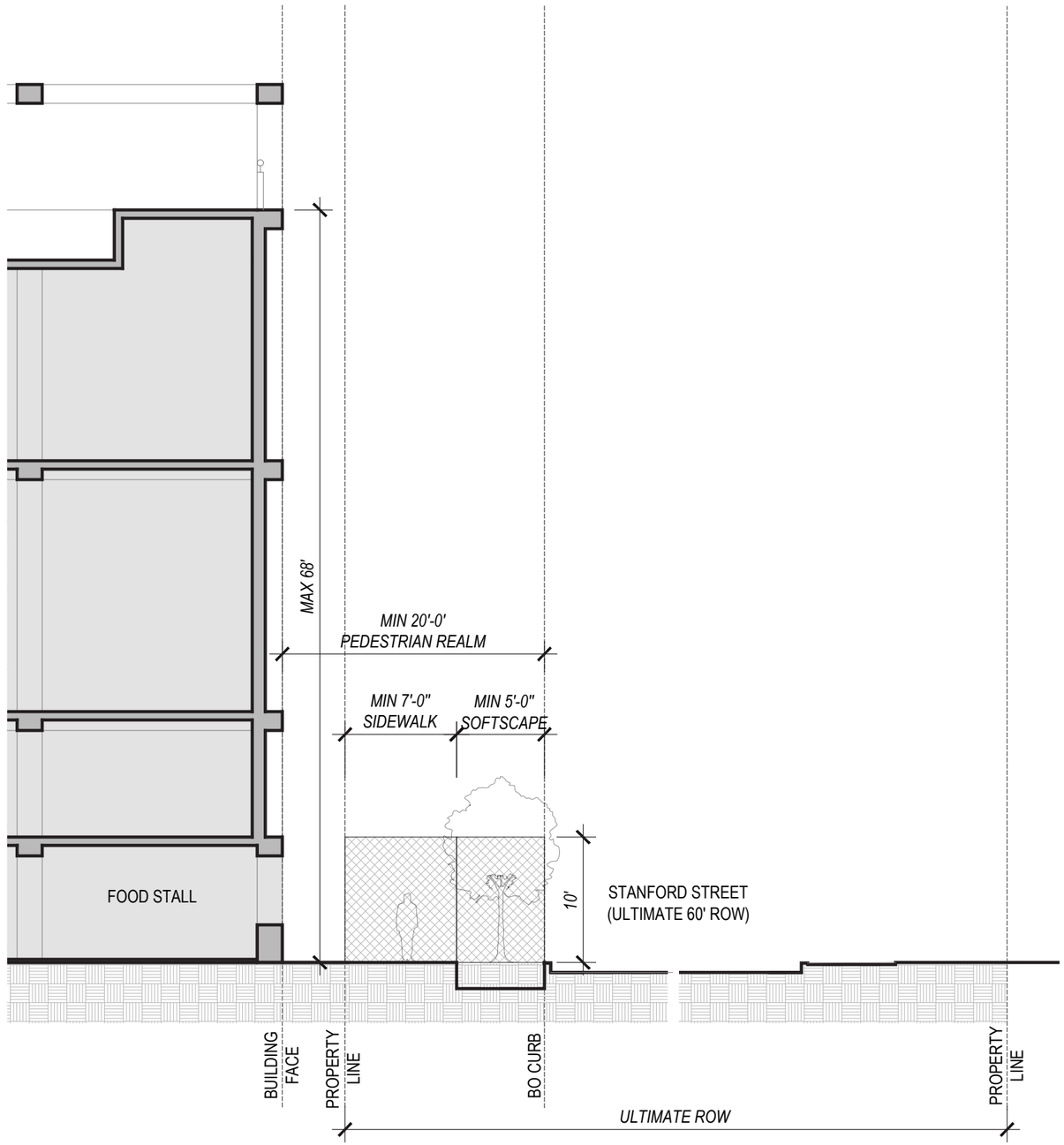
FIRST FLOOR / SITE PLAN

0' 5' 10' 20' 40'

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AA SECTION TRHOUGH DINING AREA



BB SECTION TRHOUGH FOOD STALL

PEDESTRIAN REALM SECTIONS

0' 2' 5' 10' 20'